

35/B-OTM 14 W. IRVING C.G. VILLAGE

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	14 Irving St, Chevy Chase	<b>Meeting Date:</b>	4/25/2007
<b>Resource:</b>	Non-Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	4/18/2007
<b>Applicant:</b>	Chris & Patricia Abel (Robert Lach, AIA)	<b>Public Notice:</b>	4/11/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-07M	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	House Construction		

**RECOMMENDATION:** Approve with Conditions

**RECOMMENDATION:**

Staff is recommending that the Commission approve this Historic Area Work Permit (HAWP) application with the conditions that:

1. The proposed porous grass pavement system will be the variety that allows for a more lawn aesthetic such as Grasspave 2, or comparable.
2. The applicant will work with the Chevy Chase Village arborist to develop the tree protection plan for this project. This plan will be implemented prior to any work beginning on the property.
3. The proposed patio to be located in the rear yard will not extend beyond the southernmost rear bay projection.
4. The applicants will work with the Chevy Chase Village Manager to modify their rear foundation wall design to be in conformance with the Chevy Chase Village Ordinance and this design will be reviewed and approved by HPC staff.

**PROJECT DESCRIPTION**

<b>SIGNIFICANCE:</b>	Non-Contributing Resource
<b>STYLE:</b>	Modern
<b>PERIOD OF SIGNIFICANCE:</b>	Post 1941

The existing house is a two story, two-bay, gable-end roof dwelling with a shed roof entry portico. Currently, the lot contains a gravel driveway stretching along the east property line. The subject house is the last, West Irving facing, house before you reach Magnolia Parkway on the south side of the street.

## **PROPOSAL:**

The applicants propose to:

1. Demolish the existing house and construct a new house on the subject lot. The new house's design is a modern interpretation of the Colonial Revival style. The house will be clad in cement fiber or wood shingles, sheathed in asphalt shingles, and detailed with painted, wood windows with simulated, divided-lights flanked with painted, operable wood shutters.
2. Abandon the existing driveway and curb cut along the eastern side of the house and provide the required off street parking requirements Montgomery County Department of Permitting Services for new construction by keeping the current impression of a single car driveway intact, and creating a second parking space by paving it in "Grass-crete" or other similar porous paving system.
3. Installation of a patio in the rear yard.

## **APPLICABLE GUIDELINES**

When reviewing demolition and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Chevy Chase Village Historic District Master Plan***

- Non-Contributing or Out-of-Period Resource: A resource which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district's primary historical and architectural context.
- Demolition of non-contributing/out-of-period resources should be permitted. However, any new building should be reviewed under the guidelines for new construction.
- The goal of new construction within the proposed historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent that period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the district. Unique designs, reflecting architectural excellence, which do not adhere strictly to traditional neighborhood practices, but are sensitive to and compatible with the fabric of the community, should be supported. The key considerations in reviewing new construction should be the two paramount principals identified above –fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.
- It is of paramount importance that the HPC recognize and foster the Village's open, park-like

character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

***Montgomery County Code; Chapter 24A***

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

***Secretary of the Interior's Standards for Rehabilitation***

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The applicants have made slight changes to the design since the preliminary consultation these changes are:

**General**

1. The current driveway is being retained in its current location and with only a single width curb cut.
2. The proposed rear patio has significantly increased in size.
3. The house is being clad in shingles instead of stucco.
4. The footprint of the house has increased in the rear for two, new bay projections, see staff's mock-up of the site plan from preliminary consultation on page 16



### Front Elevation

1. The entry has changed from a side entry to a central entry.
2. An arched window has been added to the right section of the façade to detail the stairwell.

### Right Elevation

1. A triple window in the lower level has been changed to a single.
2. The arched windows in the gables have been changed to square.

### Left Elevation

1. All windows sizes have been changed in size.

### Rear Elevation

1. Rooflines have been changed from a single gable with “tower” to a double-gable connected to a hip roof massing.
2. A covered porch has been added into the program.

The Commission’s main objectives when reviewing demolition of non-contributing resources and new house construction within the Chevy Chase Village Historic District are to ensure that this change will not have a negative impact to the open-space and park-like setting of the historic district and that it will be compatible with the other historic resources and the surrounding streetscape in terms of setbacks, massing, scale, proportion, height and materials.

The proposed new house, once constructed on the lot, will not exceed the height of the adjacent house. The house is being sited on the property in the same location as the previous house being demolished; hence there will be no change to the front yard setback. The new house will be larger in width, than the previous house, which will result in a loss of 10’ in the original eastern side yard setback and approx. 32’ on the western side yard setback. This closeness is not a-typical within the district, as one can see in the side yard setback relationship between 9 West Irving and 11 West Irving across the street (see circle 62 ).

The main concern highlighted in the preliminary consultation discussion was the proposed plans for a double-car width, parking pad constructed in the front yard of the new house. Generally, the Commission does not support this type of parking within the district, as this is not compatible with the historic, established streetscape pattern found in the district. Unfortunately, as this house is a new construction, it is required to follow Department of Permitting Service’s new construction guidelines for off street parking, which requires two, off-street spaces. Generally, the majority of the homes in the district have single curb cuts that are located along a front side property line, which provides for a driveway to run along the side elevation of the house. The driveways sometimes terminate at a detached garage located towards the rear property line. This property currently has a curb cut and driveway along its eastern property line. The Commission encouraged the applicant to explore retaining a single, curb-cut and utilizing the use of an alternative surfacing material to for the additional required parking space. The new proposal retains the existing curb cut and proposes to utilize a porous grass pavement system for the

secondary parking space. We encourage the utilization of a system that provides for a more lawn like appearance, such as a Grasspave2 system, see attached on page 63 or comparable, as the traditional Grasscrete variety tend to not retain the grass surface and ultimately look like concrete grids in dirt.

The proposed material selections will be compatible with the existing house and the surrounding streetscape.

Staff has one main concern with the plan as submitted. The proposed design of the rear patio. The patio, as designed, significantly reduces the rear yard's greenspace, which compromises the historic district's historicity. One of the important elements of the district's designation was the village's unique "park like" character and the developer's choice of lot size, street and building design and placement to maximize open space. Retaining greenspace is crucial in preserving the integrity of the overall historic district. The staff recommendation is a significant reduction in the patio size, which commences at the rear elevation of the house, does not extend beyond the southernmost bay projection.

After staff discussed the project with the Chevy Chase Village manager, the manager decided he needed to discuss in more detail the proposed design with the applicant to ensure that the rear foundation wall was in conformance with the Chevy Chase Village codes. The meeting on this topic is scheduled after this report is being published. As such, if it is found that a reduction in the length of the addition is required to conform to the code, staff is recommending that the Commission support this change and provide staff the opportunity to approve an adjustment of the plans at a staff level.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: ROBERT LACH JR

Daytime Phone No.: 240 333 2027

Tax Account No.: \_\_\_\_\_

Name of Property Owner: CHRIS & PATRICIA ABEL Daytime Phone No.: 301.365.2703

Address: 8 MAGNOLIA PARKWAY, CHEVY CHASE MD 20815  
Street Number City State Zip Code

Contractor: NOT SELECTED Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: ROBERT LACH JR Daytime Phone No.: 240.333.2027

**LOCATION OF BUILDING/PREMISE**

House Number: 14 Street: W. IRVING

Town/City: CHEVY CHASE Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 500,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed, and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]  
Signature of owner or authorized agent

April 2, 2007  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 449456 Date Filed: 4/4/07 Date Issued: \_\_\_\_\_

(6)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

NON CONTRIBUTING RESOURCE WITHIN THE  
CHEVY CHASE VILLAGE HISTORIC DISTRICT.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

DEMOLISH EXISTING HOUSE + CONSTRUCT A  
NEW SINGLE FAMILY HOME ON THE SUBJECT  
PROPERTY.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

①

<b>Adjoining and confronting property owners</b>	
Mr. and Mrs. Frederick L. Bissinger Or Current Resident 9 West Irving Street Chevy Chase, MD 20815	Mr. and Mrs. David H. Bralove Or Current Resident 11 West Irving Street Chevy Chase, MD 20815
Mr. Michael S. Fistere Ms. Nancy J. Orvis Or Current Resident 12 West Irving Street Chevy Chase, MD 20815	Mr. and Mrs. Henry A. Dudley, Jr. Or Current Resident 13 West Irving Street Chevy Chase, MD 20815
Mr. Tom Buckwalter Ms. Sue Utterback Or Current Resident 15 West Irving Street Chevy Chase, MD 20815	Dr. and Mrs. Joel Rosenberg Or Current Resident 9 Magnolia Parkway Chevy Chase, MD 20815
Mr. and Mrs. Ralph C. Stephens Or Current Resident 11 Magnolia Parkway Chevy Chase, MD 20815	Mr. and Mrs. Richard D. Gluck Or Current Resident 13 Magnolia Parkway Chevy Chase, MD 20815
Mr. and Mrs. William A. Rivers Or Current Resident 15 Magnolia Parkway Chevy Chase, MD 20815	

# Memo

**To:** Historic Preservation Commission  
**From:** Robert Lach Jr.  
**CC:** Chris & Patricia Abell, File  
**Date:** 4/4/2007  
**Re:** Application for Historic Area Work Permit

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## **Enclosed**

Application for Historic Area Work Permit

Written Description of Project

Copy of email from Montgomery County DPS showing acceptance of parking solution

Copy of HPC Staff Report cover page with preliminary consultation recommendation

Copy of comments from the Local Advisory Panel of Chevy Chase Village for previous HPC meeting

Copy of email from Shana Davis Cook to Michele Oaks regarding previously proposed project

Existing & Proposed Site Plan \*

Plans & Elevations \*

Material Specifications

Photographs \*

Tree Survey

Addresses of Adjacent & Confronting Property Owners

Powerpoint Presentation on Compact Disc

\* Included in attached Powerpoint Presentation

## Written Description of Project

(paraphrased from HPC Staff Report of 05/31/06)

The existing house is a non-contributing resource of the Modern style dated in the Post 1941 era. This existing house is a two story, gable end roof dwelling with a shed roof entry portico. Currently, the lot contains a gravel driveway stretching along the east property line. The subject house is the last, West Irving facing, house before you reach Magnolia Parkway on the south side of the street.

### Proposal:

Demolish the existing house and construct a new house on the subject lot. The new house's design is a modern interpretation of the Colonial Revival style. The house will be clad in "hardi" or wood shingle, roofed with asphalt shingles, and detailed with painted wood simulated divided light windows flanked with painted and operable wood shutters.

Provide the required off street parking requirements of Montgomery County DPS (2 off street parking spaces) by creating a second parking space adjacent to the existing driveway curb cut. To keep the current impression of a single car driveway intact, this second parking space would be paved with "grasscrete" or other similar porous paving system.

## Materials Specifications

Roofing:	Asphalt Roof Shingles, to be selected
Trim:	Painted Wood
Gutters & Downspouts:	White "Ogee" aluminum gutters w/ rectangular downspouts
Siding:	Stained Cedar or painted "Hardi" shingles, t.b.s. Natural or painted brick base.
Shutters:	Paneled wood painted shutters with operable hardware
Windows:	Weathershield ptd. wood windows with 7/8" simulated divided lights

## **Tree Survey**

The proposal has been developed in conjunction with the arborist for Chevy Chase Village. All of the large diameter trees on site will be protected and preserved. Protection and preservation measures include, but are not limited to:

The new house will not encroach any further into the root zones of the large trees to the rear of the property than the existing house.

The foundation for the new house will be held back from the eastern property line to respect the root of the tree located there.

Great care will be taken during the repair of the existing driveway curbcut and the installation of the new parking pad and grasscrete area to protect the exiting tree at the NE corner of the property.

We will be working with the Chevy Chase Village arborist during the project to finalize our protection and preservation initiatives.



**George Myers**

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**From:** Ferro, Robin [Robin.Ferro@montgomerycountymd.gov]  
**Sent:** Tuesday, July 25, 2006 8:21 AM  
**To:** George Myers  
**Subject:** RE:

We would accept option #1, the grass-crete parking space next to the existing paved space.

Robin Ferro  
Dept. of Permitting Services  
255 Rockville Pike, 2nd Floor  
Rockville, MD 20850  
240-777-6250  
240-777-6262FAX  
<http://permittingservices.montgomerycountymd.gov>

-----Original Message-----

**From:** George Myers [mailto:gmyers@GTMArchitects.com]  
**Sent:** Monday, July 24, 2006 4:44 PM  
**To:** Ferro, Robin  
**Subject:** FW:

Hi Robin-

I have client who is proposing to build a new house in Chevy Chase Village. The lot is small- 4650sf- and there is an existing house that will be demolished.

The proposed house has received conceptual approval from the HPRB, and in general the Village approves of the house design. However, the lot currently has a single car apron. We proposed to widen the apron to two cars wide, so we could park two cars on the lot (per the county's requirements), but the Village rejected the proposal. The village would prefer to see the single car apron preserved, and a single paved (or gravel) space for 1 car only, and the rest of the frontyard kept green. (HPRB is ok either way) The owner is ok w/this, as there is ample on-street parking. The problem is obviously the County requirement for two off-street spaces. The village has said they would support a variance, but we would like to try to avoid that. Here are two possible solutions/questions:

1. Would the county accept the existing single car apron w/one paved space and one adjacent space in grass-crete? I know technically it would be impractical to park there, but in reality the grasscrete space would never be used.
2. Could we propose a compact space at the side of the house on the side of the house behind the existing space- (i.e. 7.5' x19)? We could lose 6" off the width of the house. The surface would again have to be grasscrete (tree roots are nearby) Again, this space would be impractical, but in reality it will not be used.

Any other suggestions?

Thanks for your help.

George Myers

(12)

Third, the main exception to full HAWP approval suggested in the HPC staff report -- i.e., requiring preservation of the rear chimney and eliminating the bathroom addition -- is not justified by any other objective criterion. The chimney is barely visible from the street, the subject residence is a non-contributing resource and rear additions to such homes should be subject to the most lenient scrutiny.

Consequently, I believe that there is no public interest served in preventing construction of that part of the addition and that the proposed construction should be approved without exceptions other than the recommended tree-protection plan."

**Comments on other projects before the HPC:**

**14 W Irving St**

Abel Residence  
Non-contributing resource  
Preliminary Consultation

The LAP unanimously concurred with the staff recommendation to demolish the existing house and construct a new one.

There were however some concerns raised regarding the parking pad and the scale of the proposed new construction. Staff comments appear to be moving in the correct direction. The 75' x 75' parking pad would appear to be typographical error. Some members were concerned about the width of the house and the two-car parking pad. One member noted: "According to the staff report, the proposed new house will be 42 feet wider than the old house. If that is correct (and I have a hard time believing that it is), the potential damage to our open, park-like character seems clear to me. I would support a substantial reduction in the width of the proposed new house, which would also enable the use of a side parking arrangement rather than a frontal one"

**12 E Lenox St**

Bausch residence  
Contributing Resource  
Landscape alterations and patio installation  
Concur with staff recommendation for approval with standard conditions

**15 W Lenox St**

Jundanian Residence  
Contributing Resource  
Rear pergola, front lampposts, alter existing rear terrace, infill foundation-level windows  
LAP concurred with staff recommendation to approve with standard conditions with the exception of one member who noted: "It appears to me that the pergola will be visible from the public right of way. As you know, my opinion of this project is that it was already far too big for the district, so I can't support any further alteration that might make it appear even larger. As you may recall, they replaced an open porch with an enclosed side addition on the theory that the two were roughly equivalent in their effect on the appearance of the house from the public right of way. That same logic requires the conclusion that the insertion of a pergola will give the affected space a more enclosed appearance. I have no objection to the other elements (lamp posts etc.)."

**4 Primrose St**

PRELIMINARY

Oaks, Michele

From: Davis-Cook, Shana [Shana.Davis-Cook@montgomerycountymd.gov]  
Sent: Friday, June 02, 2006 2:47 PM  
To: Oaks, Michele  
Subject: 14 West Irving Street, Abel Residence

Michele,

Regarding the application for the above-referenced property:

1. The proposed driveway exceeds the maximum width allowed by the Village's Building Code. Our Code allows for a maximum driveway width of 15-feet on private property, 10-feet where the driveway crosses the public right-of-way, and 20-feet for the apron entrance at the curbside. The applicants must, therefore, request a special permit from our Board of Managers for the width of the proposed driveway. Additionally, our arborist confirmed that the existing driveway is entirely too close to an American Elm tree in the public right-of-way in front of the property. The existing driveway is apparently in a declining state and would need to be replaced if it were to remain in its current location. The current state of the existing driveway coupled with the close proximity of the American Elm tree require the driveway to be relocated elsewhere on the property.

2. Demolition of the main residence also requires a special permit from our Board of Managers. In order to request the special permit, the applicants must submit a demolition plan addressing how the house will be demolished and how pests and rodents, asbestos, lead paint, etc. will be controlled.

3. The new house, shed, and patio are in full compliance with the Village's Building Code.

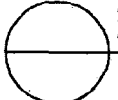
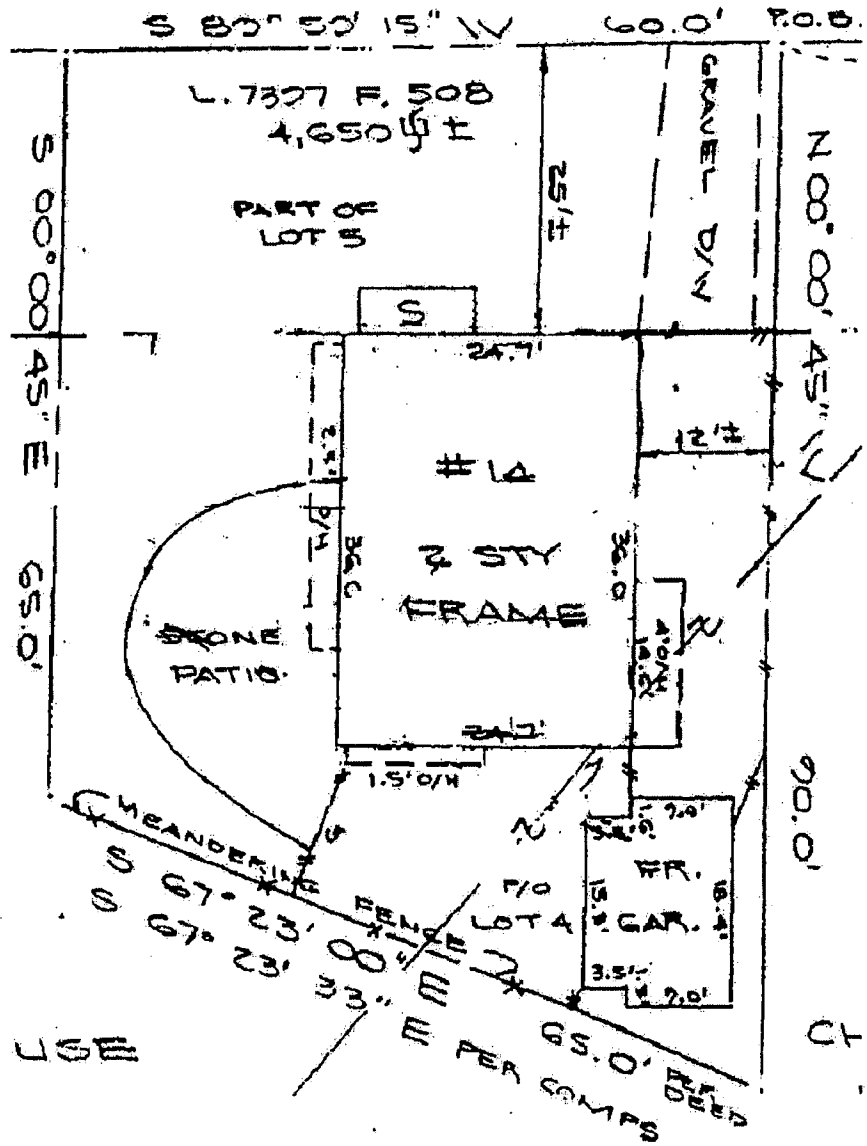
The applicant will work with the Village arborist to protect the trees on the property.

Please let me know if you need any additional information from our office.

Sincerely,

Shana D-C  
CCV

Shana R. Davis-Cook  
Manager of Administration  
Chevy Chase Village



Existing Site Plan

Able Residence 14 West Irving Street, Chevy Chase Village

15

04.0256

GTM

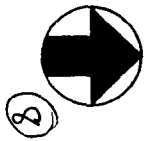
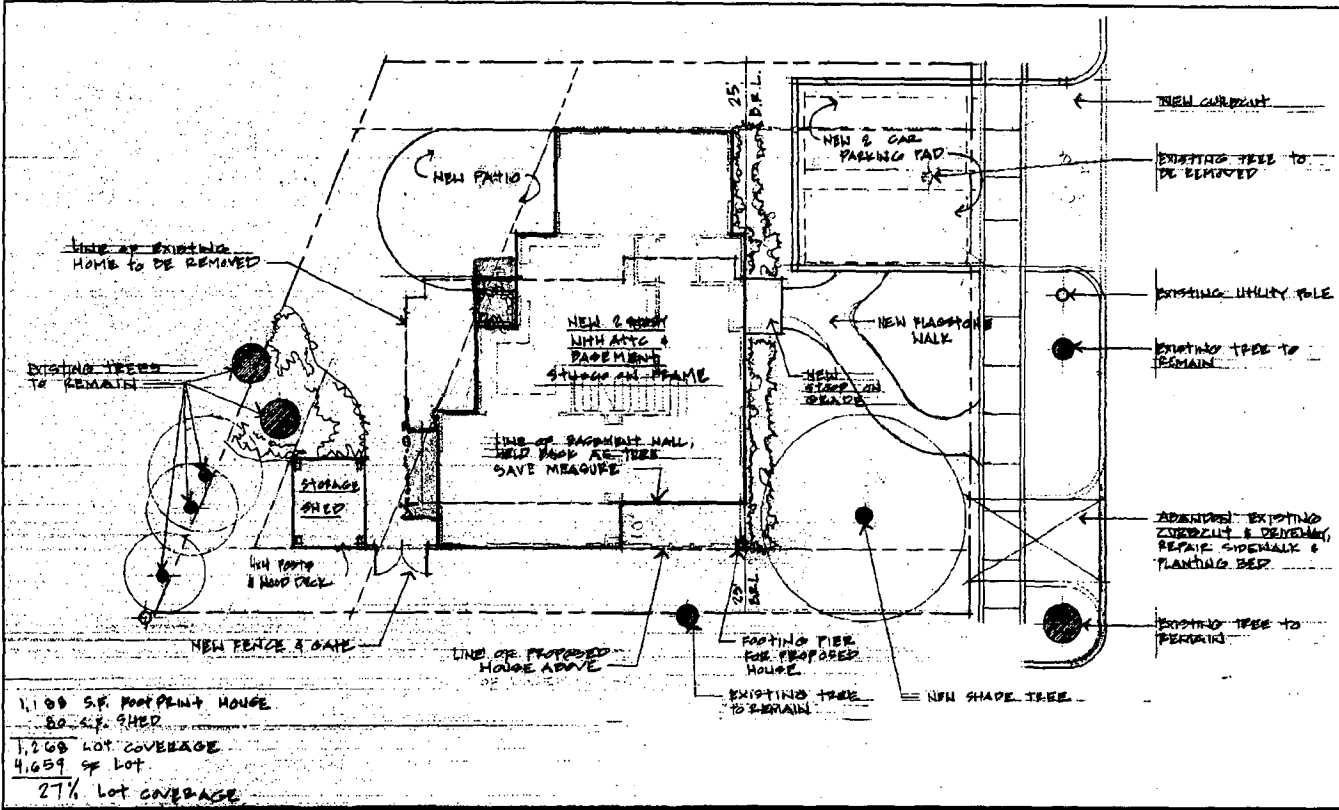
GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240) 333-2000  
 (240) 333-2001 FAX

April 4, 2007

NEW PLAN IS  
 ADDING TO  
 PRELIMINARY

SITE PLAN FROM  
 PRELIMINARY CONSULTATION  
 JUNE 7, 2006



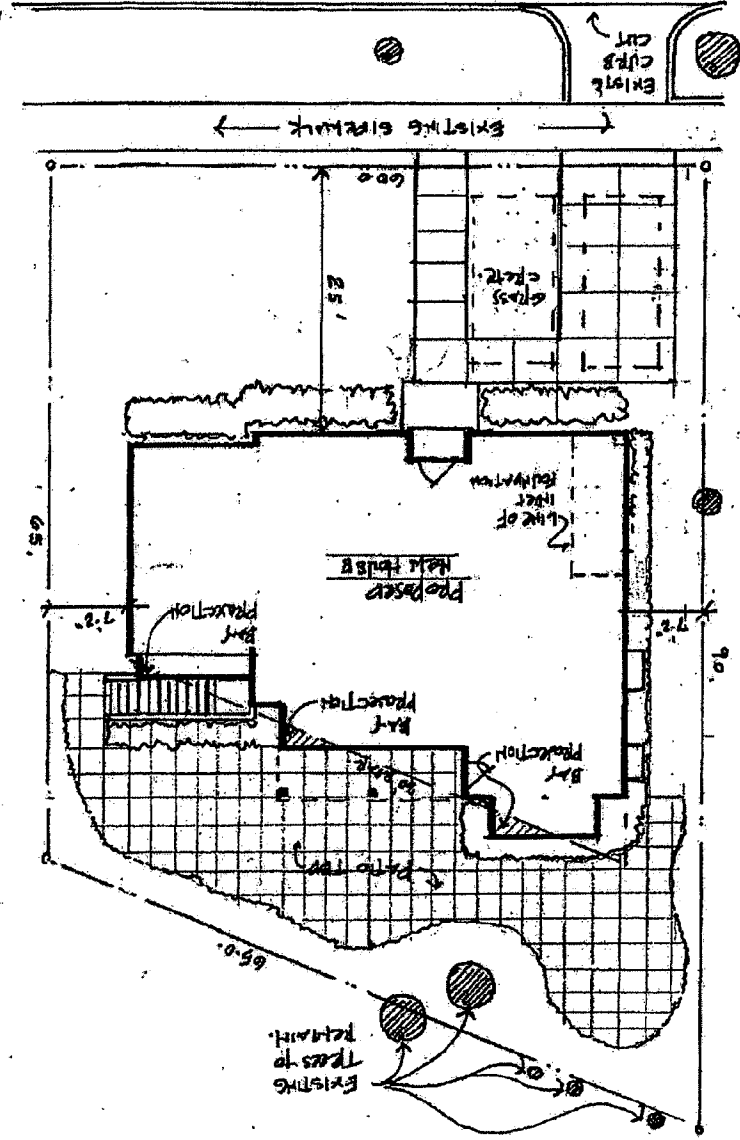
1 Site Plan  
 9 Able Residence 14 West Irving Street, Chevy Chase Village

04.0250  
 G.T.M.  
 7725 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (301) 223-2800  
 (301) 223-2001 FAX  
 May 9, 2006

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Able Residence 14 West Irving Street, Chevy Chase Village

# Proposed Site Plan



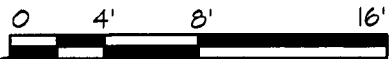
April 4, 2007

G.T.M. ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (301) 233-2000  
 (301) 233-2001 FAX

04.0256



GRAPHIC SCALE



18

6 Front Elevation

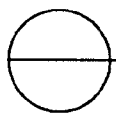
9 Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

04.0256

G T M ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

May 3, 2006



# Proposed Front Elevation

Able Residence 14 West Irving Street, Chevy Chase Village

19

04.0256

G.T.M.

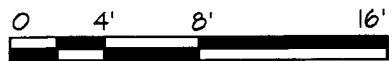
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)313-7000  
(240)313-2001 FAX

April 4, 2007





GRAPHIC SCALE



8

7 Right Side Elevation

9 Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

04.0256

GTM ARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
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May 3, 2006



Proposed Right Elevation  
Able Residence 14 West Irving Street, Chevy Chase Village

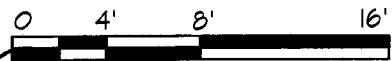
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G T M  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

April 4, 2007



GRAPHIC SCALE



22

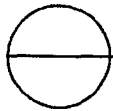
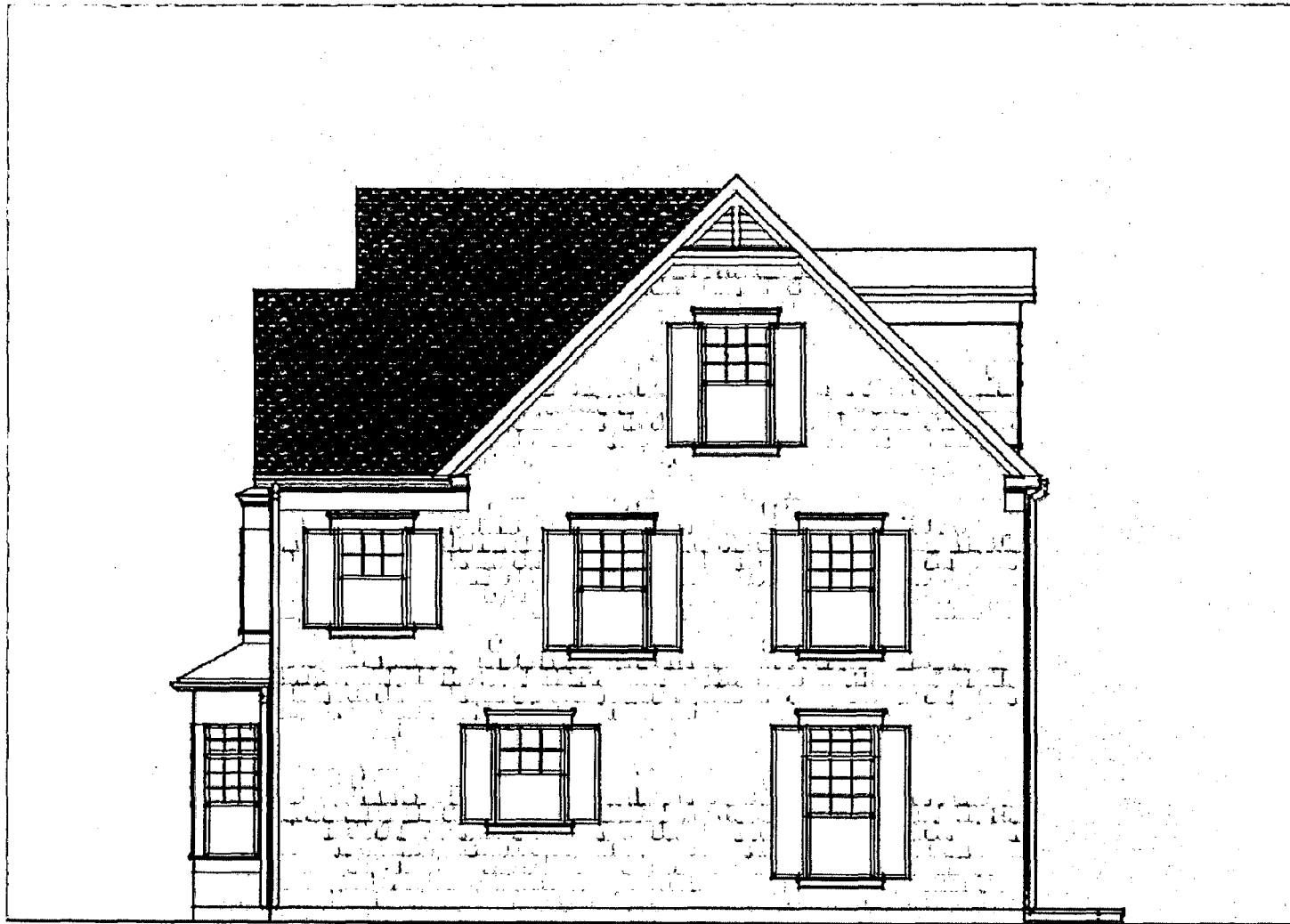
9 Left Side Elevation  
9 Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

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7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
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May 3, 2006



# Proposed Left Elevation

Able Residence 14 West Irving Street, Chevy Chase Village

42

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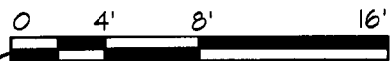
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7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-1000  
(240)333-1001 FAX

April 4, 2007



GRAPHIC SCALE



Handwritten initials 'JL' inside a circle.

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Rear Elevation

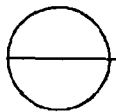
Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

04.0256

GTM ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
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 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

May 3, 2006



# Proposed REAR Elevation

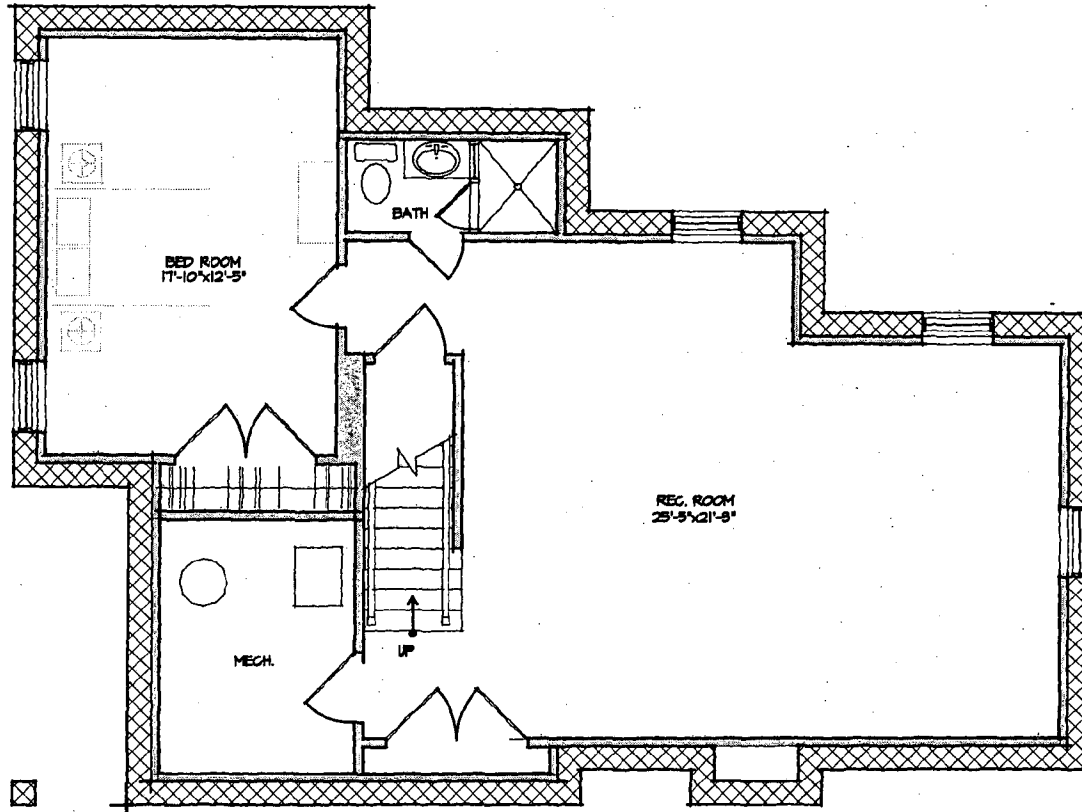
Able Residence 14 West Irving Street, Chevy Chase Village

1376

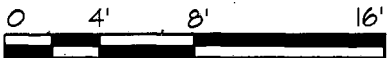
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G T M & A  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

April 4, 2007



GRAPHIC SCALE



215

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## Basement Floor Plan

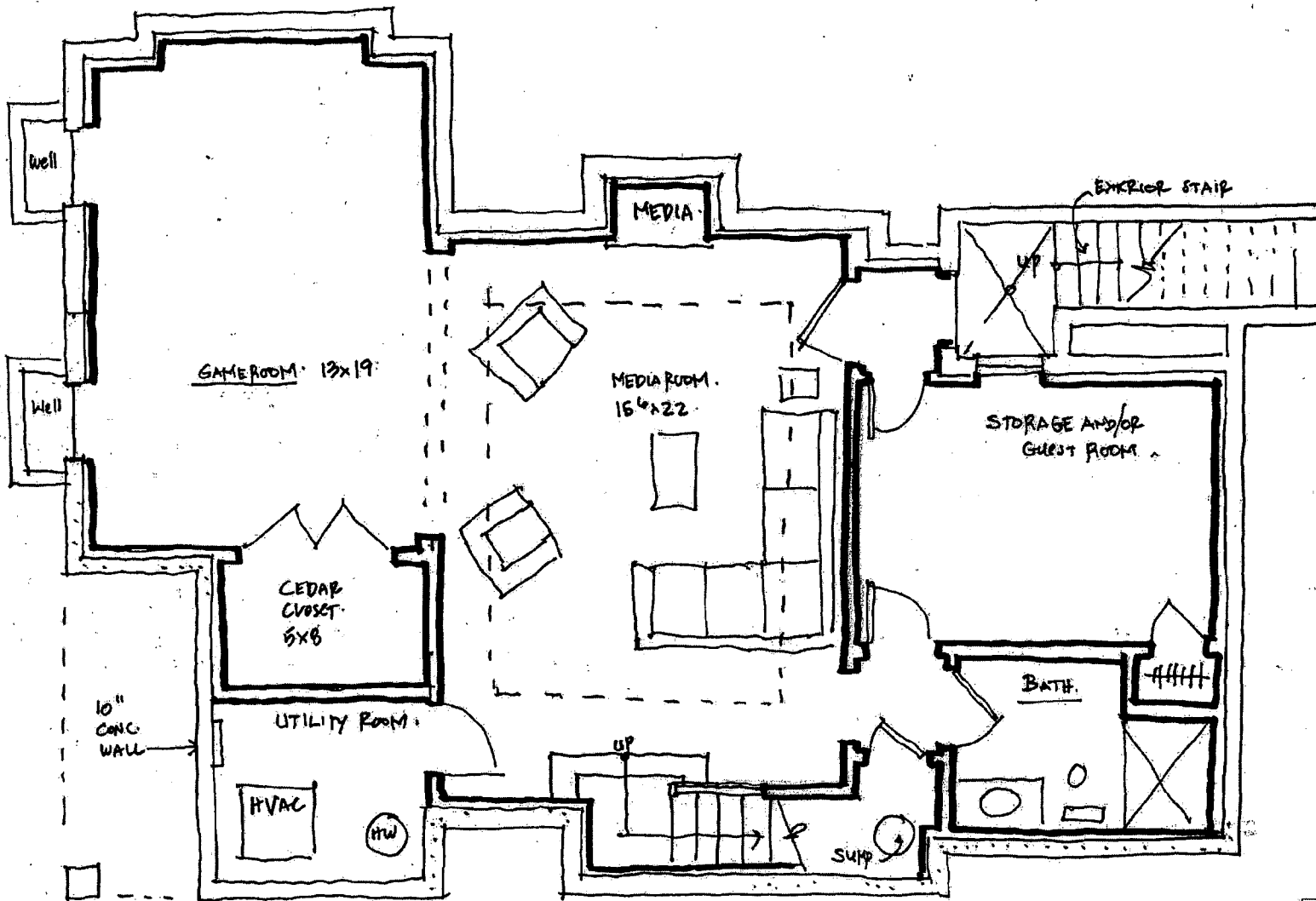
Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

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 SUITE 700  
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May 5, 2006



Proposed Basement Plan  
 Able Residence 14 West Irving Street, Chevy Chase Village

21

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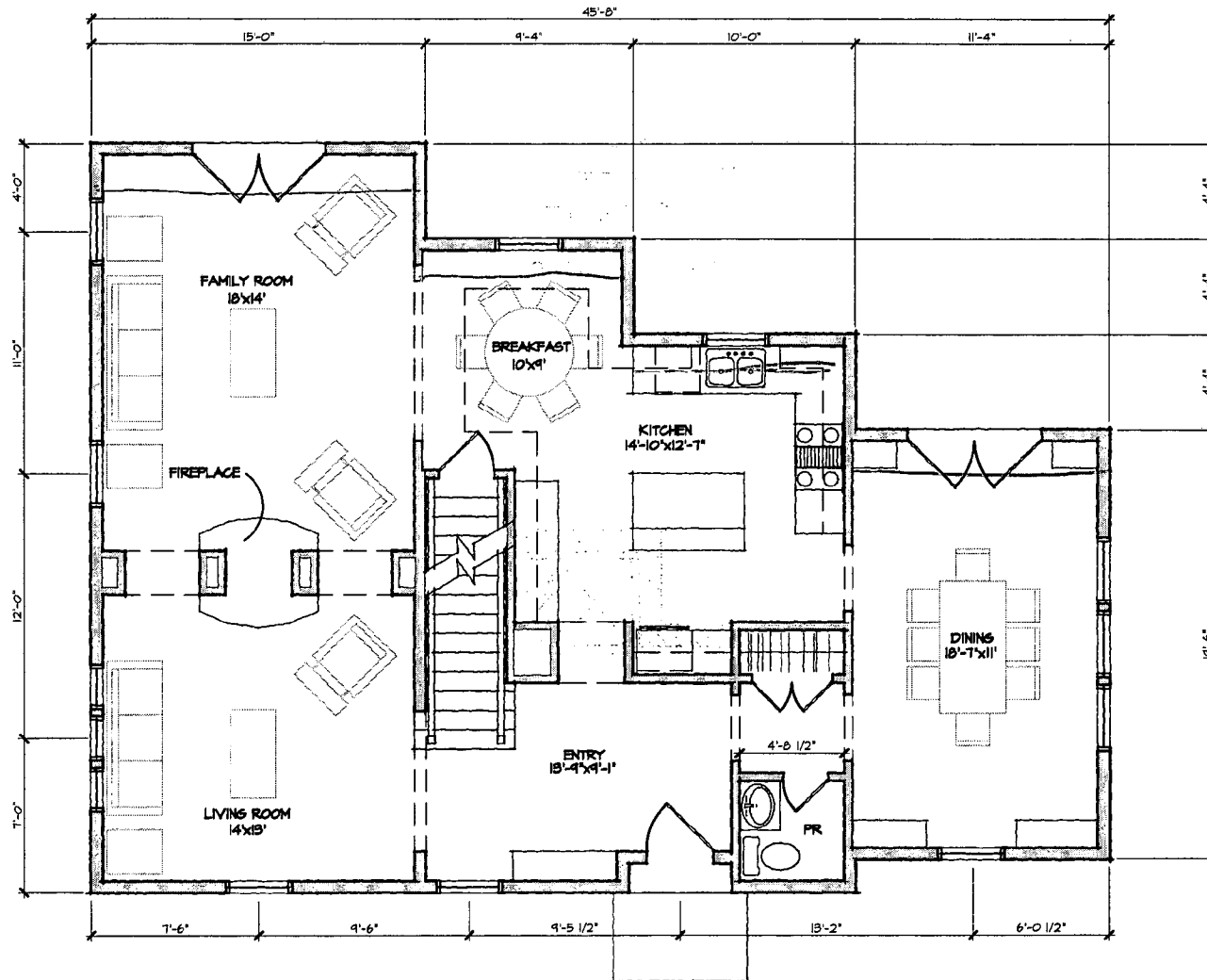
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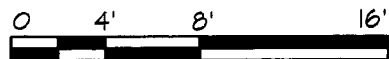
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 SUITE 700  
 BETHESDA, MD 20814  
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 (301)333-2001 FAX

April 4, 2007





GRAPHIC SCALE



39

3 First Floor Plan  
 9 Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

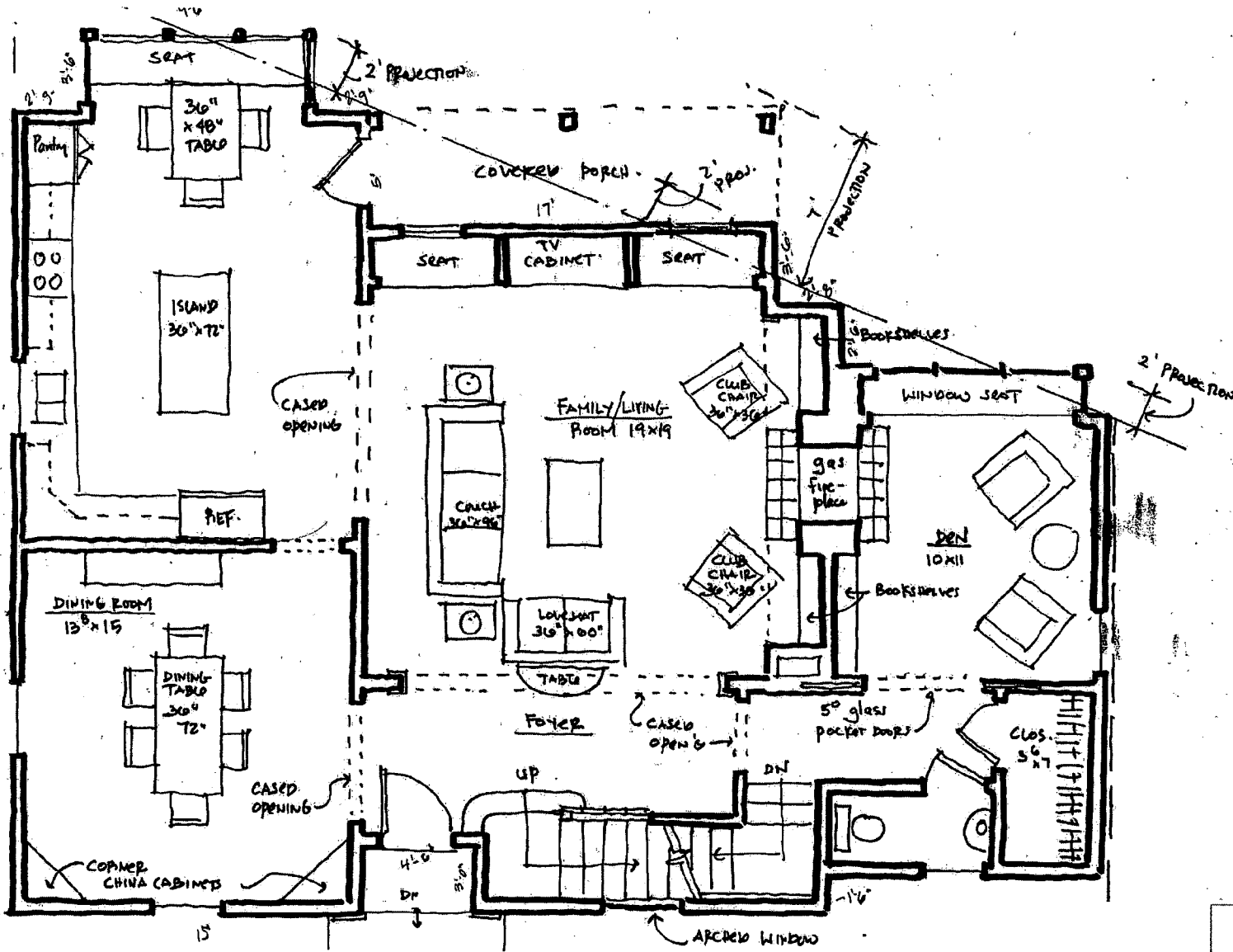
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GT ARCHITECTS

7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
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29
**Proposed First Floor Plan**  
 Able Residence 14 West Irving Street, Chevy Chase Village

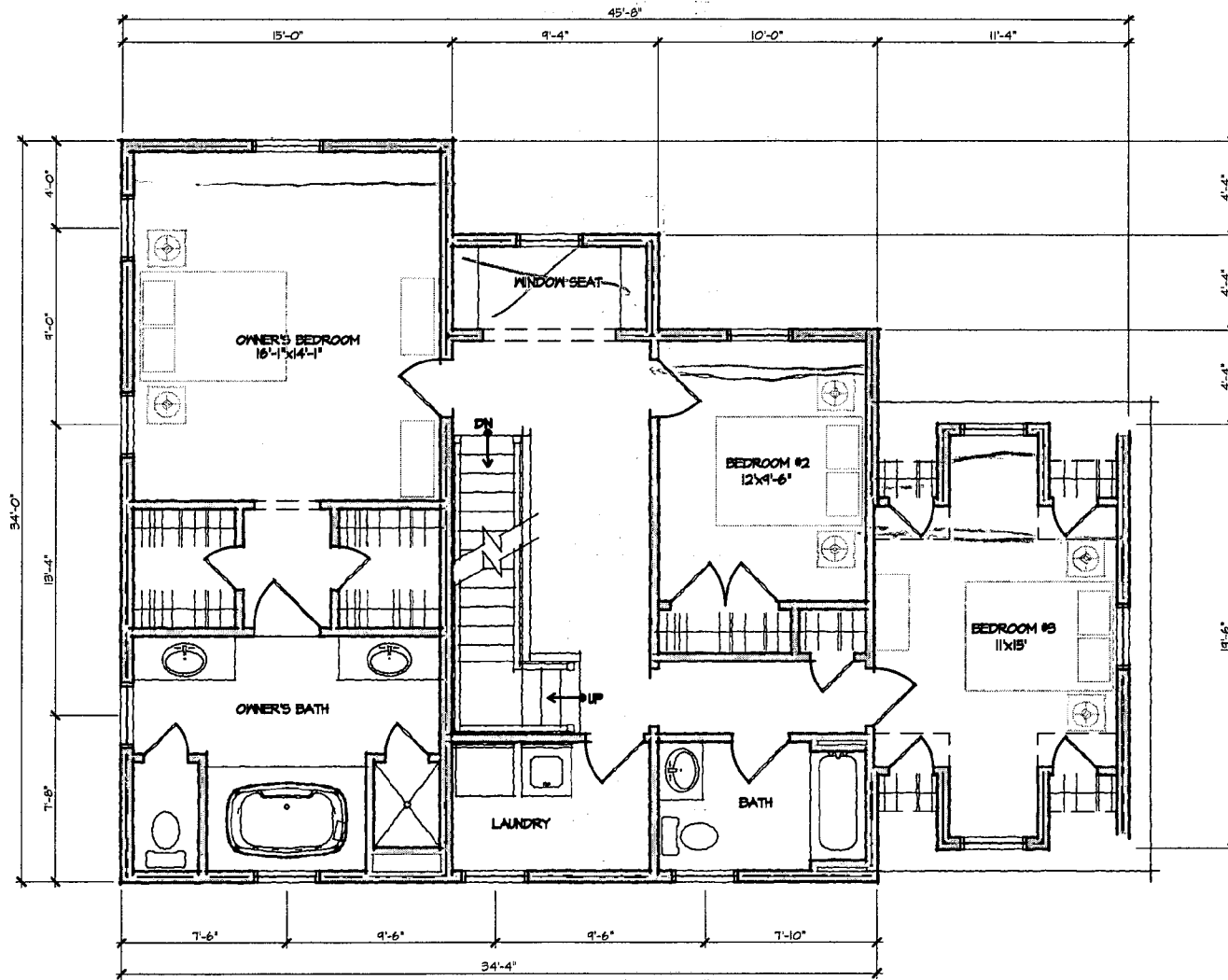
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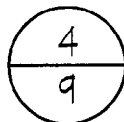
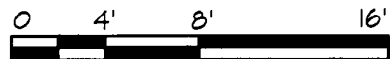
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 SUITE 700  
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 (240)333-2000  
 (240)333-2001 FAX

April 4, 2007



GRAPHIC SCALE



## Second Floor Plan

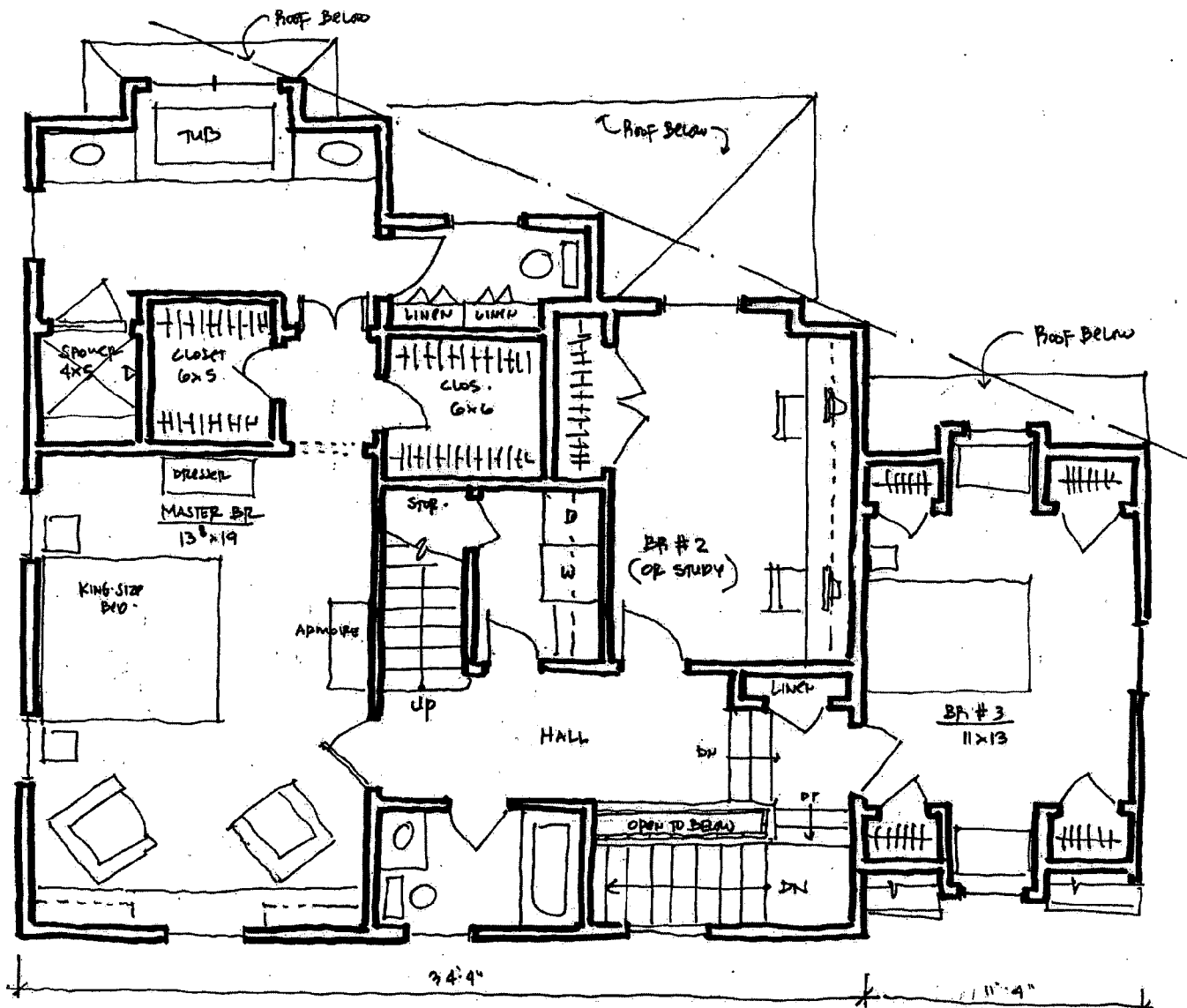
Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

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 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
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 (240)333-2001 FAX

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**Proposed Second Floor Plan**  
 Able Residence 14 West Irving Street, Chevy Chase Village

(21)

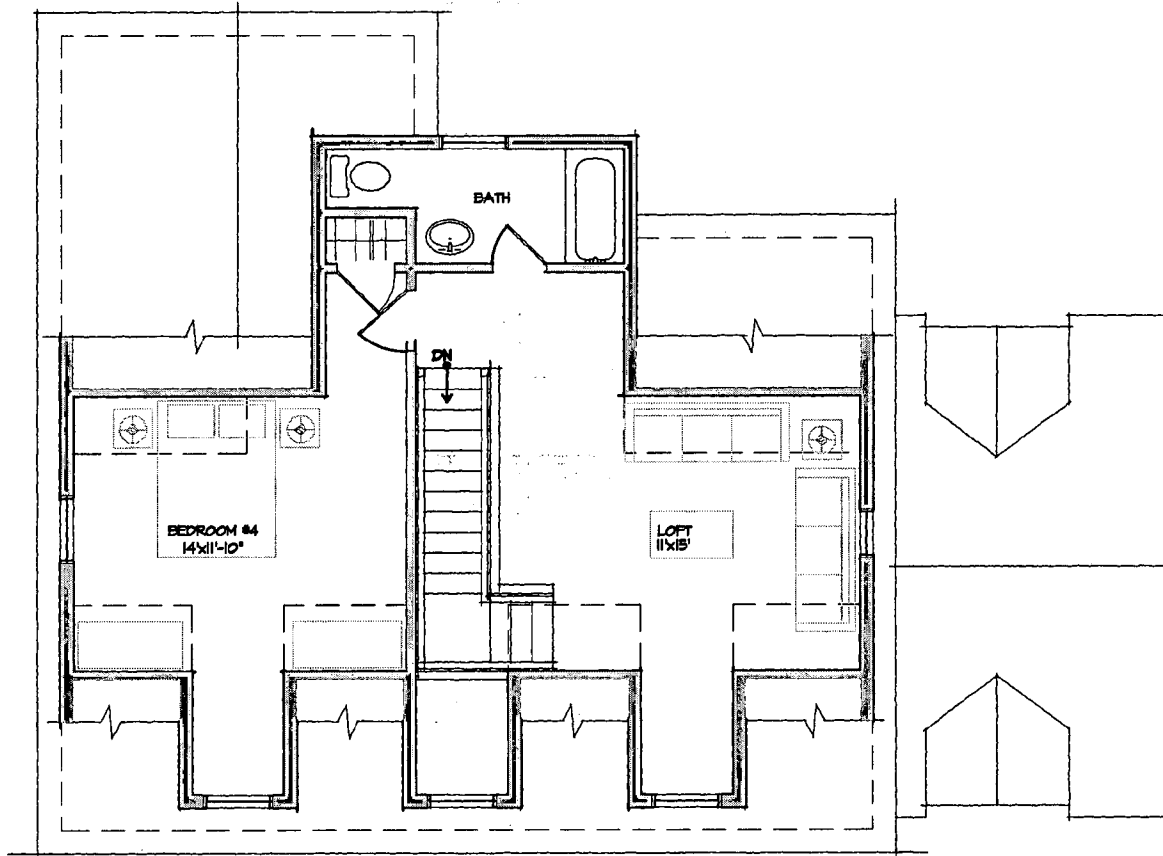
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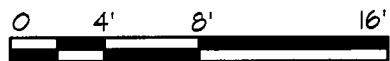
**GTM ARCHITECTS**

7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

April 4, 2007



GRAPHIC SCALE



5 Attic Floor Plan

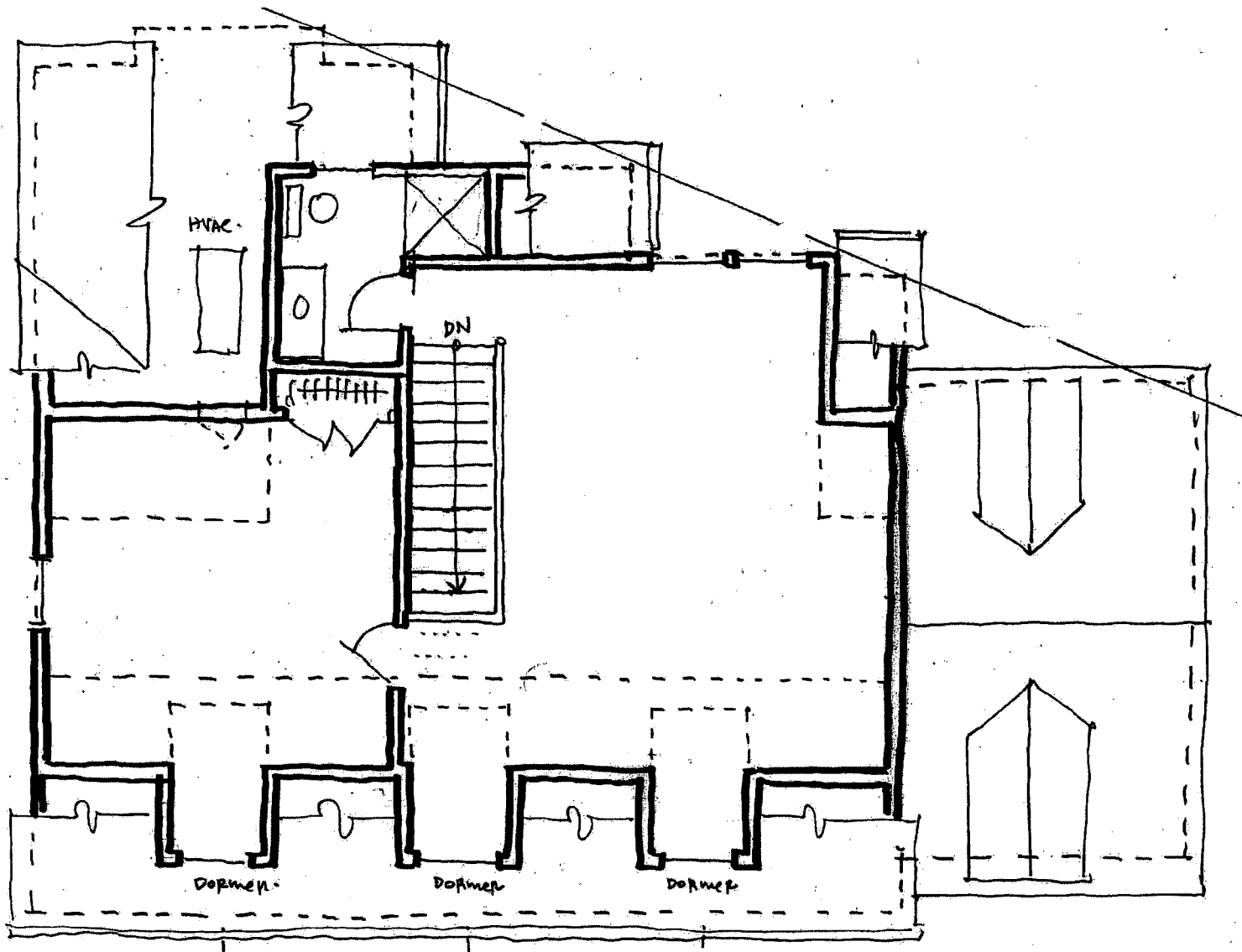
9 Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

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GTM  
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 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
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 (240)333-2001 FAX

May 3, 2006



**Proposed Attic Plan**  
 Able Residence 14 West Irving Street, Chevy Chase Village

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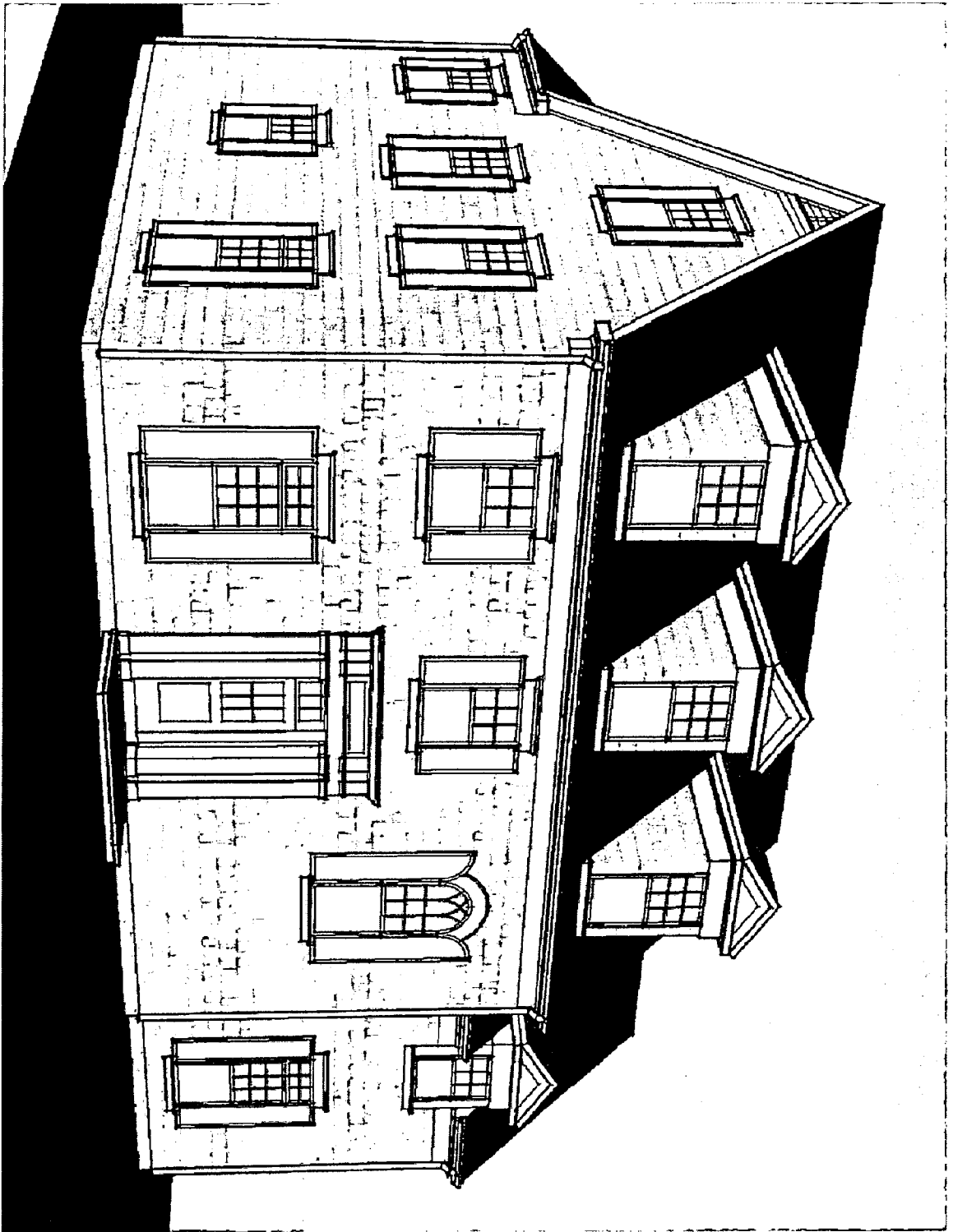
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April 4, 2007

34

# Exterior View

Able Residence 14 West Irving Street, Chevy Chase Village



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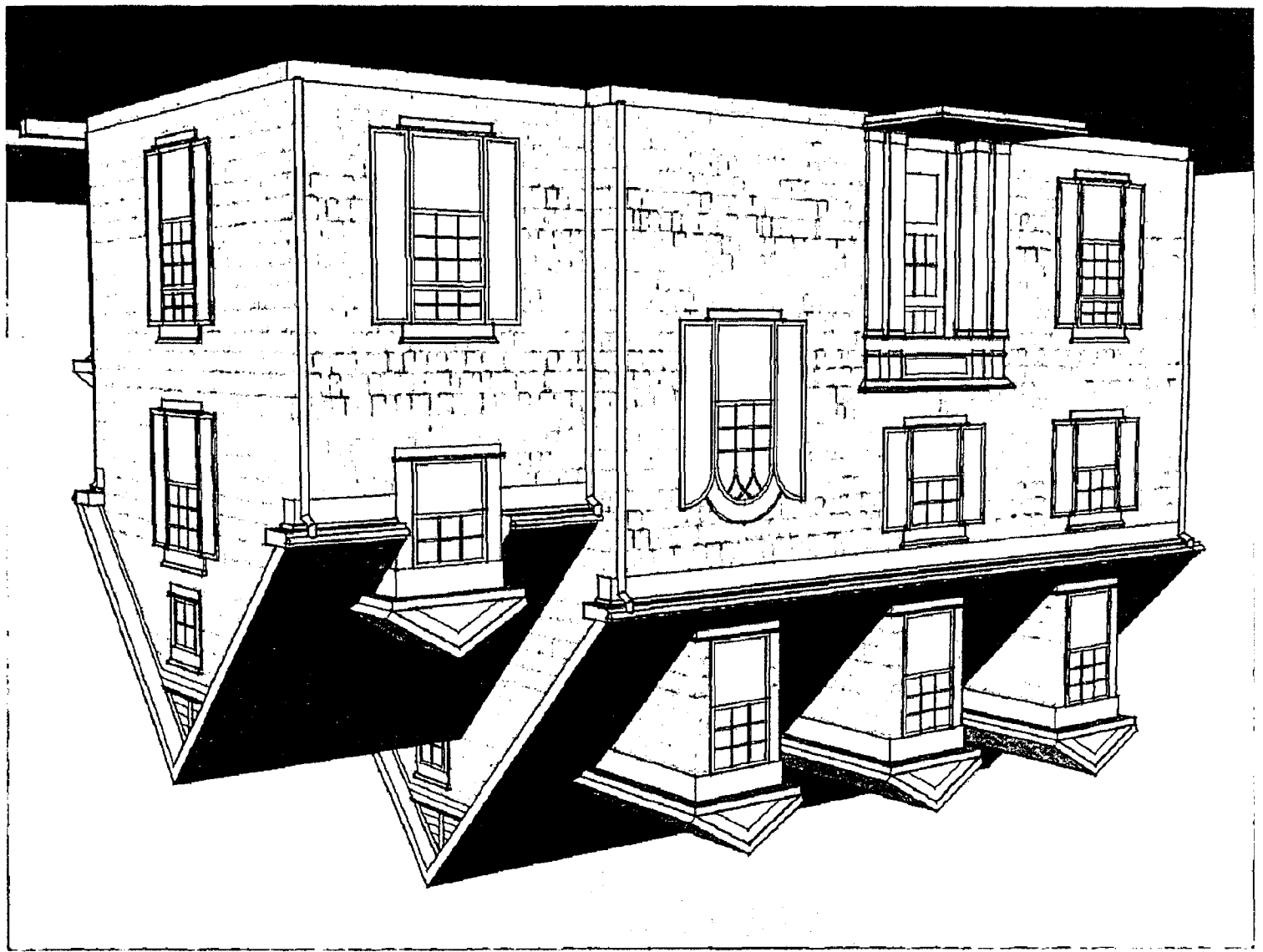
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 7733 OLD GEORGETOWN ROAD  
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April 4, 2007

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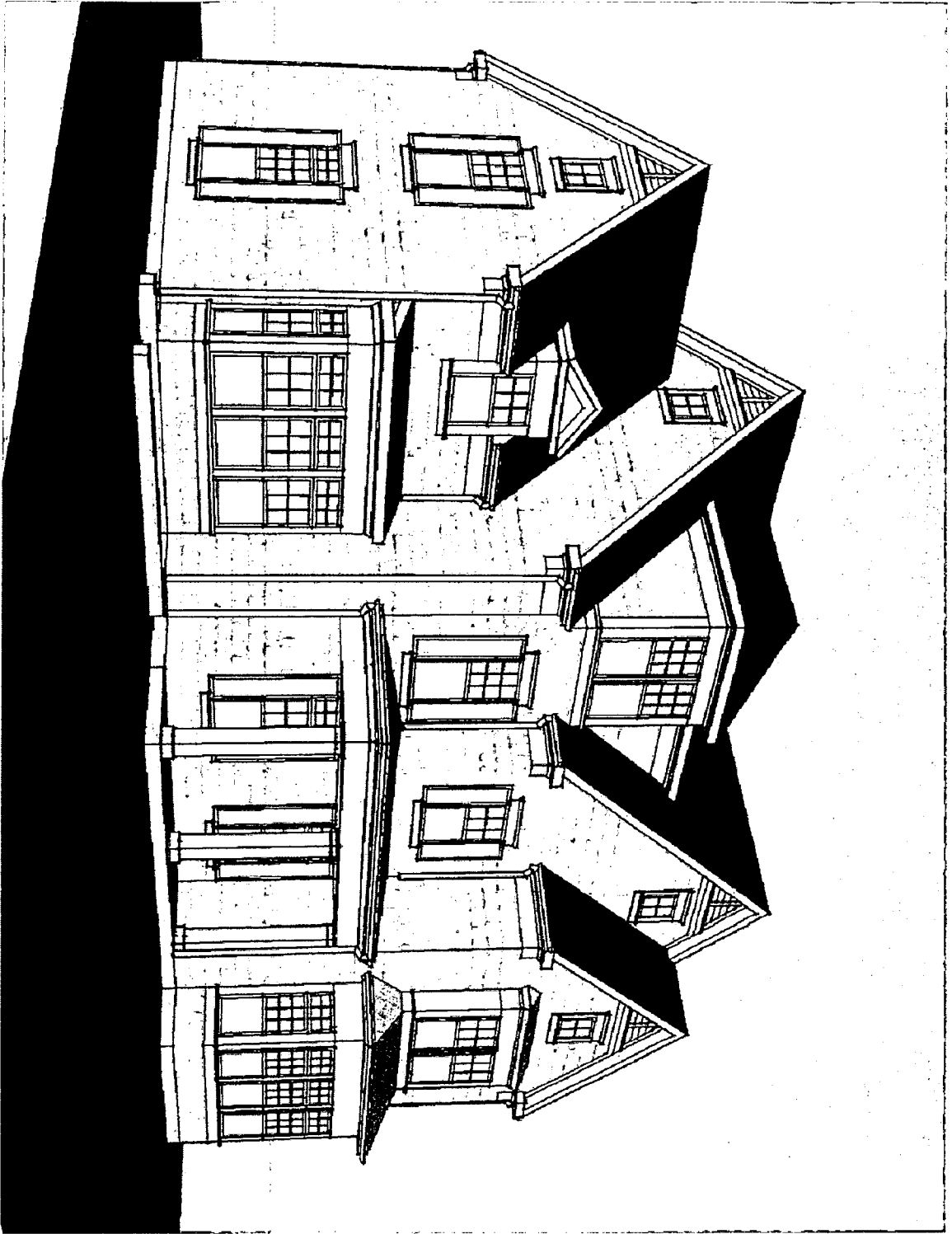
Able Residence 14 West Irving Street, Chevy Chase Village

Exterior View



04-0239  
GTM  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(202) 333-2000 FAX  
April 4, 2001





# Exterior View

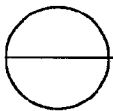
Able Residence 14 West Irving Street, Chevy Chase Village

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7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(301)333-3000  
(301)333-3001 FAX

April 4, 2007

04-0226

330



# Exterior View

Able Residence 14 West Irving Street, Chevy Chase Village

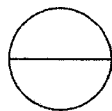
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G T M  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
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April 4, 2007



## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

20

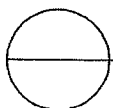
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GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD  
SUITE 700  
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May 3, 2006



## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

39

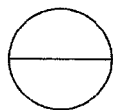
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7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

May 3, 2006



## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

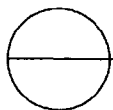
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GTM

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BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

May 3, 2006



Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

17

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SUITE 700  
BETHESDA, MD 20814  
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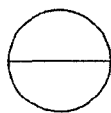
May 3, 2006

Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village



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SUITE 700  
BETHESDA, MD 20814  
(301) 233-2000  
(301) 233-2001 FAX  
May 3, 2006



## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

113

04-0256



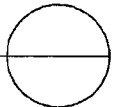
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(240)333-2000  
(240)333-2001 FAX

May 3, 2006

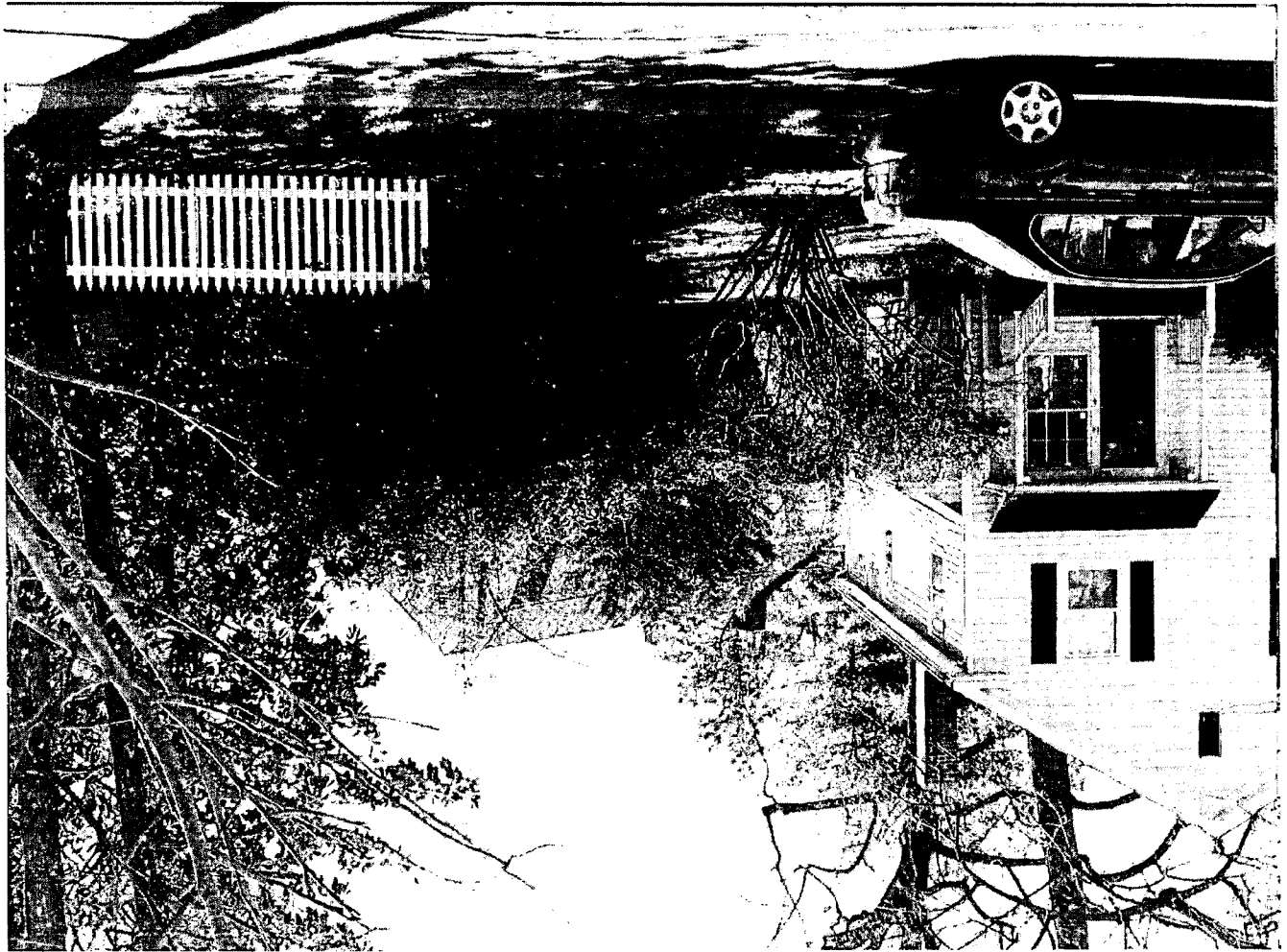


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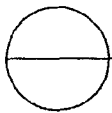


Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village



04-0256  
G T M  
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SUITE 700  
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## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

45

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G.T.M. CONSULTANTS, P.A.

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SUITE 700  
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May 3, 2006

10

Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village



04-0256  
GTM  
G T M H A R T M A N  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
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(410) 333-2000 FAX  
(410) 333-2001 FAX  
May 3, 2006

1 MS. OAKS: This preliminary consultation is for a  
2 non-contributing resource within the Chevy Chase Village  
3 Historic District. The subject property is at 14 West  
4 Irving Street in Chevy Chase. Before I get too far along, I  
5 will remind you that I did send you an email this week  
6 clarifying some areas of the staff report that I want to  
7 make sure that we enter into the record.

8 Also, you did receive in your work session the  
9 Chevy Chase Village Manager email of June 2nd, and the LAP  
10 email of June 7. The current proposal in front of you is to  
11 demolish the existing house and to construct a new house.  
12 They are also proposing to abandon the existing curb cut and  
13 to install a new curb cut that measures, -- a new curb cut  
14 with a new parking pad which measures 20 by 20 and that was,  
15 as I mentioned, was a typographical error in your staff  
16 report. That was in your email.

17 The pertinent guidelines that you use to evaluate  
18 non-contributing resources and new construction are  
19 identified on Circle 2 for your review. Your main  
20 objectives when you review demolition of non-contributing  
21 resources and new house construction are to ensure that the  
22 change will not have a negative impact on the open space and  
23 the park like setting of the district. And also to make  
24 sure that it's compatible with the other historic resources  
25 in terms of setbacks, massing, scale, proportion, height and  
26 materials.

1                   We evaluated the proposed new construction and we  
2 have identified that it will not exceed the height of the  
3 adjacent house. The house is being sited on the property in  
4 the same location as the previous house that is proposed to  
5 be demolished. So there will not be any difference in the  
6 front yard setback.

7                   I will note that the new house will be larger in  
8 width than the previous house, which will result in a loss  
9 of about four feet from the original eastern side yard  
10 setback, and approximately 11 feet on the western side yard  
11 setback, and again that was the clarification from your  
12 email.

13                   Staff's main concern on the proposed plan is not  
14 actually the demolition and new construction. We feel that  
15 the design is very compatible with the existing streetscape.

16                   Are very excited about the proposed material. They are  
17 compatible with all of the materials that we find in the  
18 historic district. The proposed style is a neo-colonial  
19 architecture, and so that's certainly very compatible with  
20 what we see in the district, and certainly that's not  
21 something that we generally require is a replicative, but  
22 certainly would fit in.

23                   What we are concerned about the proposed curb cut,  
24 new curb cut and also the proposed parking pad. The  
25 existing curb cut, as you can see in the photo in front of  
26 you is to the left of the existing house. And

1 unfortunately, as you have in your Chevy Chase Manager  
2 email, they are not recommending to keep that existing curb  
3 cut. The tree that you can barely see in this picture on  
4 the left hand side, this existing curb cut is basically  
5 damaging this tree and so the arborist has said he wants the  
6 curb cut changed.

7           So they do want to see it moved to another  
8 location and that was identified in the email. So the  
9 question is, where and how big that should be? The Village  
10 Manager has state, again in the email, that anything beyond  
11 15 foot wide on the property requires a variance, so this  
12 current proposal would require a variance, and staff is  
13 rather concerned with the 20 by 20. We think that given the  
14 fact that the front yard is so small, using that amount of  
15 hard surface is problematic.

16           So with that in mind, we are recommending that the  
17 applicant look at alternatives for that driveway, and come  
18 back with something more compatible to open the open space  
19 in the front yard, and if that's achieved and meets the  
20 Chevy Chase Village guidelines for driveway, we would  
21 encourage a historic area work permit to be filed. And I  
22 will briefly kind of show you the streetscape.

23           If you will note on your handout, the applicant  
24 has provided you 11 by 17 handouts. I had asked him to do a  
25 kind of streetscape view of a footprint, and also the  
26 existing and proposed footprint in a little larger scale so

1 you can have a better view of that. So make sure that's  
2 entered into the record. Also, you received in the work  
3 session, I identified as map to correspond with the  
4 PowerPoint presentation for the preliminary, and I just  
5 thought it would be helpful because I have identified on the  
6 PowerPoint the addresses of each of the houses so you can  
7 kind of get a sense of where they are in relationship to  
8 this house.

9 So again, this is the subject resource. A side  
10 view. Here's a view looking back towards the rear yard from  
11 the driveway. This is looking at it from across the street.

12 And this is 12 West Irving, which is the house to the left  
13 of the existing house, of the proposed subject house. Now  
14 we're going to move to the right and the subject house. And  
15 this is 15 Magnolia, which you can see on your plan.

16 Just standing at that fence at 15 Magnolia and  
17 looking down West Irving. And this is standing more in  
18 front of the subject resource and looking down West Irving.

19 This is standing next to the left hand side house at 12  
20 West Irving and looking down towards Magnolia.

21 MS. O'MALLEY: So that hedge row would be where  
22 driveway is going to be?

23 MS. OAKS: The hedge row is on the property line  
24 between the two properties, I believe. I can have them  
25 clarify that for you. But I believe that's on the property  
26 line. This is 8 West Irving. This is an outstanding

1 resource. 4 West Irving, this is farther down the street,  
2 it's a contributing resource. Seventeen, this is across the  
3 street and diagonal, it's a non-contributing. Fifteen, this  
4 is directly across the street, it's a contributing.  
5 Thirteen, non-contributing. Eleven, outstanding resource.  
6 Nine, contributing. Five, contributing. Three,  
7 outstanding. And 1, contributing. Those are all on the  
8 opposite side of the street.

9           And the applicant and his architect are here, and  
10 I'll be happy to entertain any questions you might have.

11           MS. O'MALLEY: Any questions for staff? Would the  
12 applicant come up, please.

13           MS. ALDERSON: I just had one question. That  
14 parking is very sympathetic to me and it's well scaled and  
15 it's nice to get easy to read elevations and easy to read  
16 prospectus, it makes our job easier. Why not just, but if  
17 you like to have room for two cars or three cars or four  
18 cars, run them up a side driveway in the normal manner so  
19 that the front yard doesn't have to have cars in it?

20           MR. ABEL: We just are trying to get a lot of, or  
21 trying to get a reasonable house onto this very small  
22 property.

23           MS. ALDERSON; You can't fit a side driveway here?

24           MR. ABEL: In looking at the floor plans, even  
25 taking, right now the side setbacks are 7 feet. Increasing  
26 them to 9 or even 10, it doesn't seem like that would be a



1 big deal, but a piece of property this tight, taking one or  
2 two feet out of any of those rooms pretty much sort of takes  
3 a vertical slice of program out of the house.

4 MS. ALDERSON; You can't smidge the house one way  
5 or the other to get more -- it just seems very  
6 unconventional. I know that we recently approved an  
7 application from Takoma Park to remove, it is going back and  
8 removing front parking pads because they're considered  
9 unacceptable. It's not something we would ever approve. So  
10 we're looking at what are the other ways that we could get a  
11 car in there.

12 MR. ABEL: Right. And if it weren't for the fact  
13 that the county requires two off street parking places, we  
14 wouldn't even be showing a parking pad at all. But it's  
15 just a matter of what we can get approved before we have to  
16 go to get a variance from the county to do --

17 MS. ALDERSON: Seek a shared driveway. What about  
18 that possibility? I guess that's the other, -- where I've  
19 seen properties in that configuration, not the ideal  
20 situation, but that's what we've seen.

21 MR. FULLER; I guess staff indicated that to do  
22 this you would need a variance as well.

23 MR. ABEL: We're going to get a variance from  
24 Chevy Chase Village and --

25 MR. FULLER: Not from the county?

26 MR. ABEL: Not from the county. And recently

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1 they've had a project on the boards that from my  
2 understanding is going to go into the record Monday night to  
3 approve a 20 foot curb cut on another property in Chevy  
4 Chase Village.

5 MR. FULLER: Could the second pad be shown more as  
6 simply strips or something to that effect with a single 10  
7 foot wide drive that is set up as the practical one and  
8 create the other one is whether it be grasscrete or whether  
9 it be strips, not something that you're really intending to  
10 use, but something that you could get approved from the  
11 county as meeting your needs of a second parking space.

12 MS. ABEL: I think that's definitely the way that  
13 we're going to end up articulating this two car parking pad  
14 with either coming in with a 15 foot, which is what they  
15 allow, and then doing the next five foot in either brick  
16 pavers that tie into the sidewalk and into the walkway, or  
17 you know, perhaps using one of the permeable pavers, like  
18 you said to kind of keep that open grass area.

19 MS. ALDERSON: I think pavers are a great idea.  
20 Because they're also in an earth tone. That could make a  
21 great difference.

22 MR. FULLER: Yes, I guess my comments are, in  
23 general, I'm not in favor of seeing something built building  
24 restriction line to building restriction line, but it is a  
25 small site and, you know, I think as mentioned previously,  
26 your articulation of your elevations is, works to try to

53

1 diminish it. If you were to try to run the driveway past  
2 that, I assume you're going to have to probably take at  
3 least another 5 or 6 feet off the house because you've got  
4 about a 3 foot setback for your driveway to the property  
5 line, and then you have to have 9 foot for the drive and  
6 then another couple feet. It would be a substantial whack  
7 out of the house.

8 MR. ABEL: It sure will.

9 MR. FULLER: So I don't think that really works as  
10 a solution, unless you really drop something from the  
11 program. So I guess, I would echo staff's opinion that,  
12 from my perspective, the house is basically there. It's  
13 just a question of solving the parking.

14 MS. O'MALLEY: Are you saying 15 is required?

15 MR. ABEL: Fifteen's allowed for maximum driveway  
16 width in Chevy Chase Village.

17 MS. O'MALLEY: So if you had a 10 foot one for the  
18 one car and then the rest was something else for the other  
19 car.

20 MR. ABEL: The width that we're proposing is 20  
21 feet.

22 MS. ALDERSON: Well that's the minimum.

23 MR. ABEL: Right.

24 MS. ALDERSON; The one other thought I had, I  
25 think two things that will help to soften this so it doesn't  
26 quite think that Takoma Park is demolished, one is either a



1 brick or a paver that's in an earth color to blend with  
2 brown, and the other is don't make it square. Contour it,  
3 and you work landscaping into it so that it looks like it's  
4 part of a landscape plan. And maybe integrate it with a  
5 walkway system.

6 MR. ABEL: That's great. Yeah, definitely.

7 MR. BURSTYN: And one also possibility is to do,  
8 well, actually, anything but black asphalt.

9 MR. ABEL: Oh certainly.

10 MR. BURSTYN: I was thinking of street prim where  
11 you can actually paint it and it looks like cobblestones.

12 MS. O'MALLEY: Well, you would come back with a  
13 proposal on that with your --

14 MR. ABEL: Certainly.

15 MS. O'MALLEY: And what about, do we want to  
16 address the house itself then?

17 MS. ANAHTAR: I have a question. If you didn't  
18 demolish the house, if you had to redesign it, keep the  
19 existing footprint and just add and use the same, and keep  
20 the footprint, then would you need to provide two parking  
21 spaces?

22 MR. ABEL: Regardless of, if we went through a  
23 renovation program, in order to get it up to the same sort  
24 of size and scope of house, we'd have to do a substantial  
25 renovation to it which would --

26 MS. ANAHTAR: But you're not increasing it for

1 more -- right?

2 MR. ABEL: We probably would. In the feasibility  
3 studies that we had adding onto the right hand side of it  
4 and going up.

5 MS. ANAHTAR: That's not what I see here. I mean,  
6 this is your existing footprint, correct?

7 MR. ABEL: Uh-huh.

8 MS. ANAHTAR: And you're just increasing it this  
9 much basically. It's not more than 50 percent.

10 MR. ABEL: No.

11 MS. ANAHTAR: Just an idea.

12 MR. ABEL: It's addition, from my understanding if  
13 you do a 50 percent addition in renovation, you would be  
14 gutting the entire house at that point in order to bring it  
15 up to standard.

16 MR. FULLER: That's somewhat a subjective  
17 calculation. It's actually typically done by the value of  
18 the property, and when you have a lot of people throw their  
19 property into their values and be able to substantiate it,  
20 that's only if you want to go that route.

21 MS. O'MALLEY: This house was built in 1941?

22 MR. ABEL: Yes.

23 MR. FULLER: I guess the other issue that would  
24 work against you is what probably will prohibit you from  
25 doing it since the building currently sits over the  
26 setbacks, it's a non-conforming building and you can't

1 increase the size of a non-conforming, so that actually  
2 probably kills it.

3 MS. O'MALLEY: Well I appreciate that you've tried  
4 to figure out a way to protect the tree along the driveway  
5 by not putting a basement in there. It would be hard to  
6 keep your equipment away from those roots, as well.

7 MR. ABEL: To town of Chevy Chase Villages are  
8 extremely rigorous with their submittals for demolition and  
9 construction methods and means. So we've got a long road  
10 ahead of us before we really get to actually put a shovel in  
11 the ground.

12 MS. OAKS: And the arborist is on staff, and they  
13 periodically check the construction sites. They're pretty  
14 active in that regard. It's the great thing about having an  
15 arborist on staff.

16 MS. O'MALLEY: And I do like the way that you've  
17 stepped it down toward that lower house on the next street.

18 MR. ABEL: Since we are in no danger of  
19 encroaching on the size of the house on the other side, we  
20 figured we'd take it down in that direction.

21 MS. O'MALLEY: So are you, is your top ridge of  
22 the higher part higher than the house to your right? The  
23 downhill house?

24 MR. ABEL: The ridge is, my guesstimation, maybe a  
25 couple feet higher than the house to the right. The highest  
26 point of our house.

(57)

1 MS. O'MALLEY: Any comments on style, design,  
2 fitting in with the neighborhood?

3 MR. BURSTYN: Well, that's a good segway, fitting  
4 in with the neighborhood. Usually, we're of course always  
5 faced with people who want to put on additions that are much  
6 too large. Mansionization is discussed. And in this case,  
7 with the staff presentations, the existing houses on the  
8 street, it looks like now what you're trying to do is play  
9 catch up with the rest of the houses on the street instead  
10 of surpass them. So I don't have any problems with it. I  
11 think it'll hopefully look nice when you complete the job.

12 MR. FULLER: Have you talked to your attorneys?  
13 I'm sorry, have you talked to your neighbors?

14 MR. ABEL: Yes.

15 MR. FULLER: And their attorneys.

16 MR. ABEL: I'm sure as we move forward and we get  
17 before Chevy Chase Village to get those approvals, we'll get  
18 a little bit more neighborhood activity and involvement.

19 MS. O'MALLEY: It is a large house, and it will  
20 block some of the view that currently is available to the  
21 street.

22 MR. ABEL: Not an awful lot more, but sure. It's  
23 a little bit larger in that sense.

24 MS. ALDERSON: Of course, it's not a view of the  
25 river. I think it's going to be a welcome neighbor. And  
26 I'll live the details to the others. If you'd like an

58

1 example that might help give you ideas as you're struggling  
2 with the parking, two vintage examples. If you're up that  
3 way sometime in Takoma Park at Tulip and Cedar, the property  
4 that the founder, where the founder built his house.

5 Actually it's a, most of what's there now is 20th  
6 Century. Probably the paving is original, even the sidewalk  
7 is original, and the house next to it also has brick. Both  
8 of these have brick paving, and they have these antique  
9 paver sidewalks. It's a nice mix, just to get ideas.

10 MS. O'MALLEY: And I had a last question about the  
11 synthetic stucco. I'm not familiar with that material.

12 MR. ABEL: I'm not really sure where the synthetic  
13 stucco kind of came from. I'm not sure that that's what we  
14 had written on our drawings. But it would be a standard  
15 stucco. We're not proposing driveit or anything like that.

16 MS. O'MALLEY: I wouldn't think. Any other  
17 suggestions or comments from Commissioners?

18 MS. ANAHTAR: Yes. I think I'm obsessed with  
19 aligning the windows. The tower in the back, is it possible  
20 to align the window that's on the third level with the  
21 others?

22 MR. ABEL: Well there's -- one of the reasons that  
23 we do those 3D views as well is sure, we could align the  
24 window in the tower, but then it throws the sort of, as the  
25 tower moves up the house and breaks up into the top of it,  
26 we always look at, you know, is it more important to center



1 up the windows or is it more important to get that top  
2 window in the center of the tower? And looking at in 3D,  
3 which has been a remarkable tool for us, as you walk around  
4 the house with the size of the yard, that relationship, one,  
5 two, three windows, it's not as, it didn't seem to be as  
6 important to us as getting that window centered up in the  
7 top and having it centered in the improvements up there,  
8 which I think is just the benefit.

9 MS. ANAHTAR: I understand that, but not only  
10 different shape, different height, but also it's not  
11 balanced either. I don't think it's me. I would prefer  
12 they were aligned.

13 MR. ABEL: I'll definitely make a note of that.

14 MS. O'MALLEY: Any other comments?

15 MR. BURSTYN: Yes, I would just like to, I guess,  
16 Circle 19, when Commissioner Anahtar brought up that, I  
17 guess it's hard to see this middle roof peak or gable  
18 because I guess it's the same one that shows on 20, correct?

19 MS. OAKS: Yes.

20 MR. ABEL: Yes.

21 MR. BURSTYN: So 20 is better because it doesn't,  
22 it's not higher than the rest of the roof.

23 MR. ABEL: Correct. Actually, there should be a  
24 flat, there's that flat on elevation of that, that we were  
25 just looking at. That shows that that's how our piece does  
26 not come higher than the main mass.



1 MS. OAKS: Circle 12.

2 MR. BURSTYN: I would ask the architects on the  
3 commission whether, because I always defer to their  
4 judgment, whether that roof should have an open, what you  
5 call an open gable like the little dormer window on the left  
6 in the roof on the right, or is it better to do it the way  
7 they have it done?

8 MR. FULLER: I guess some of this is a non-  
9 contributing resource from the rear. I'm not sure, we're  
10 getting into an awful lot of detail. At some point we have  
11 to defer to the architect on the job.

12 MS. ALDERSON: And I don't have any problem with  
13 it. It is within the roof lines. It's not trying to be  
14 pusedo Victorian or anything, and I don't have a problem  
15 with adding some interest to the mass.

16 MS. O'MALLEY: All right. Well I think you have  
17 some of our thoughts.

18 MR. ABEL: Thank you. Yeah, I think we got some  
19 really good feedback here.

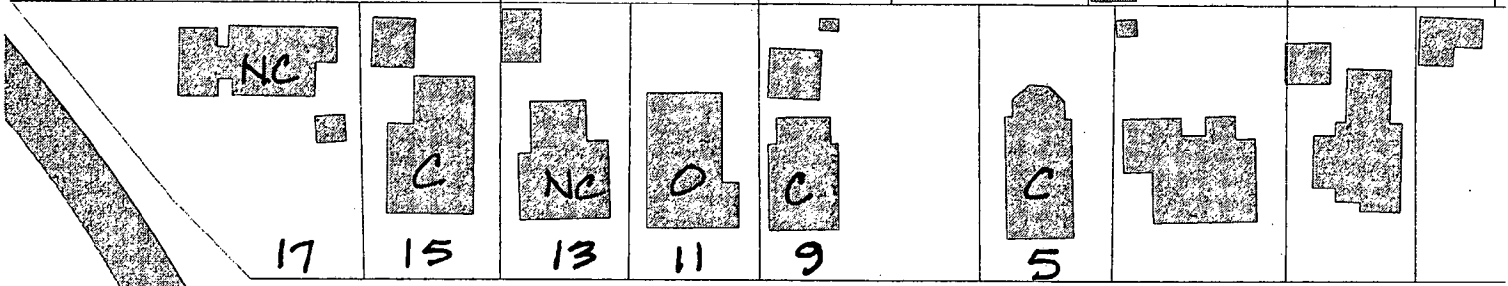
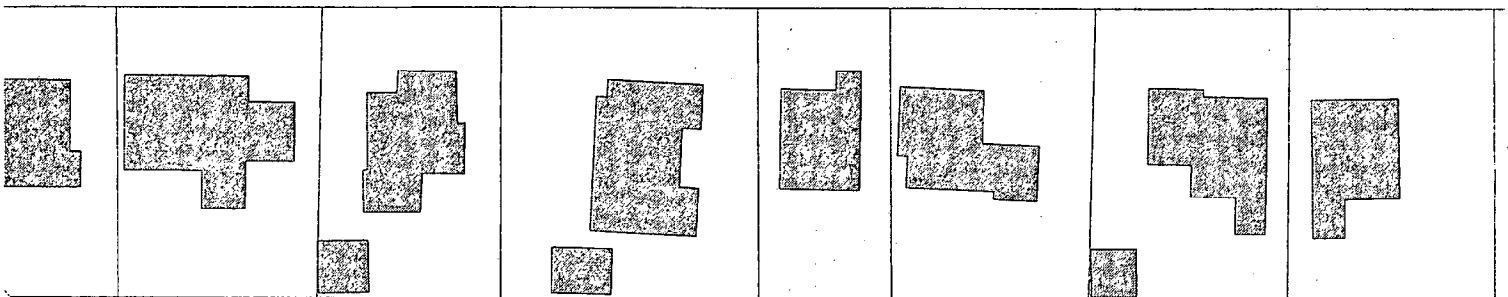
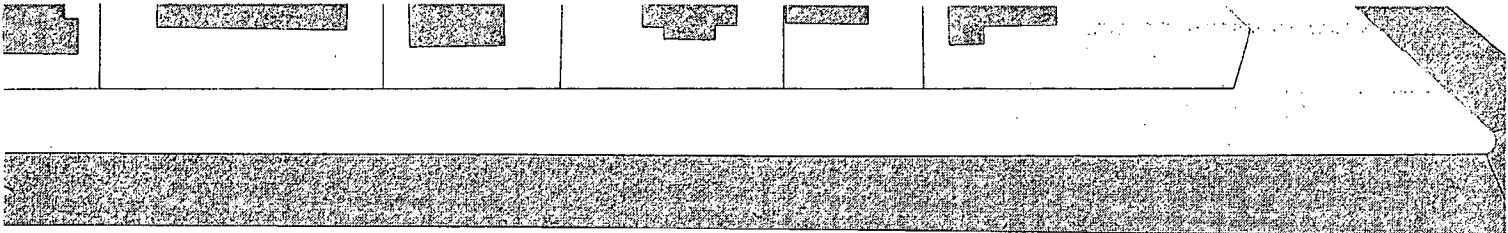
20 MS. O'MALLEY: Look forward to seeing you again.

21 MR. ABEL: Thank you very much.

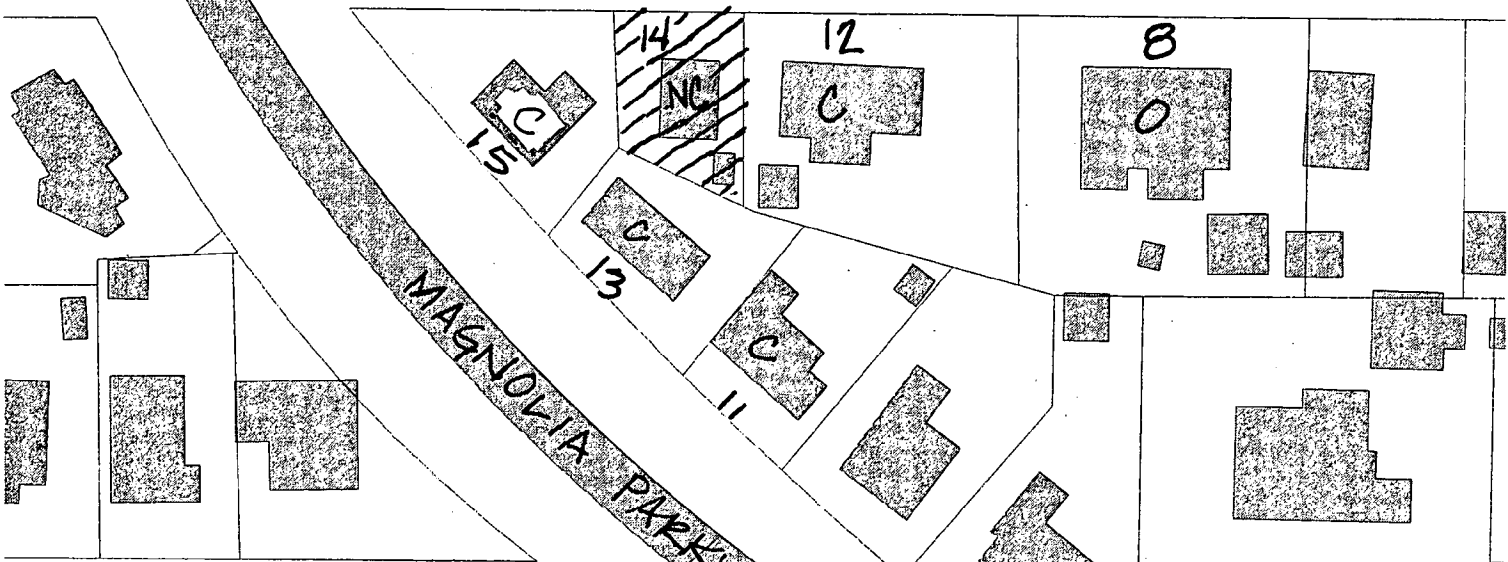
22 MS. O'MALLEY: Uh, let's see. We've got tax  
23 credits. We'll do the tax credits very quickly. I actually  
24 have reviewed them myself. I didn't find any that seemed to  
25 be unusual.

26 MS. TULLY: This is the second group of tax

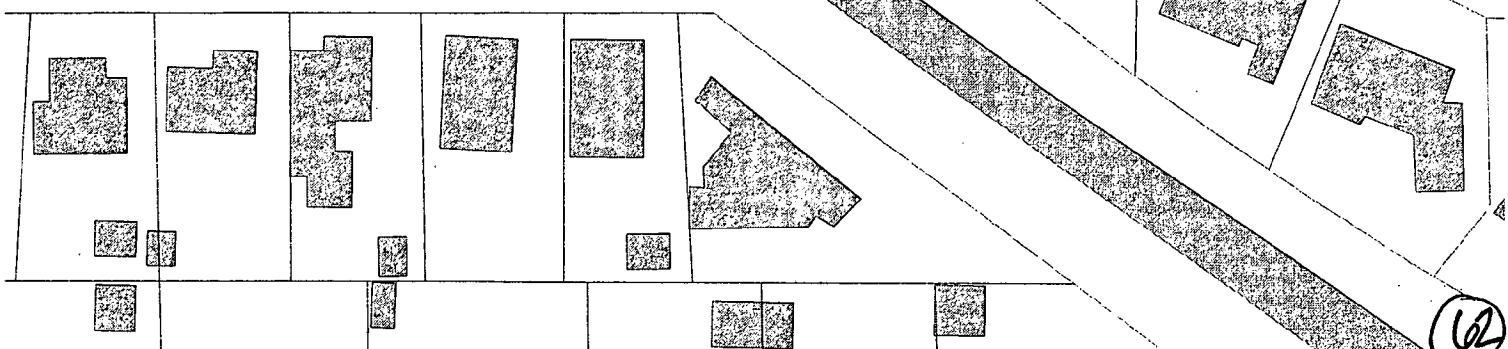
(61)



WEST IRVING STREET



HESKETH STREET



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Tech Specs	Grasspave2 Brochure	Design Details	Project Profiles	Large Rolls	Installation (Flash)
Data Sheet	Competitive Advantages	Material Safety	Hydrogrow	Roll Sizes	Sand Root Zone



**Porous (permeable, pervious) Pavement System**

**Description:**

Grasspave<sup>2</sup> porous paving allows you to park, drive, walk, ride, or lounge on a beautiful grass surface. It performs the functions of asphalt or concrete pavement, but with the aesthetics of a lawn – all while enhancing the environment.

Grasspave<sup>2</sup> is a structure which provides incredible load bearing strength while protecting vegetation root systems from deadly compaction. High void spaces within the entire cross-section enable excellent root development, and storage capacity for rainfall from storm events. Stormwater is slowed in movement through and across Grasspave<sup>2</sup> surfaces, which deposits suspended sediment and increases time to discharge. Suspended pollutants and moderate amounts of engine oils are consumed by active soil bacteria, which are aided by the system's excellent oxygen exchange capacity.

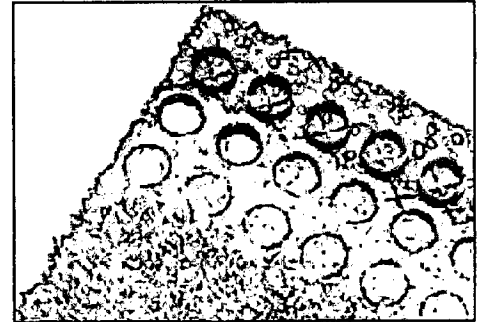
**CSI No. 02765**

**Benefits of the Grasspave2 porous paving system:**

- Pervious Load Bearing Surface
- Stormwater Pollution Filtration and Treatment
- Airborne Dust Capture and Retention
- Heat Energy Reflection Reduction, "Cool" Surface
- Tree Growth within Parking Areas

**Applications Include:**

- Overflow Parking (see Parking Delineation)
- Firelanes (see Delineation)
- Event Parking
- Driveways
- Employee Parking



The Grasspave<sup>2</sup> porous pavement system is comprised of a sandy gravel base course, Hydrogrow polymer-fertilizer mixture, the Grasspave<sup>2</sup> ring and grid structure, sharp concrete sand, and grass seed or sod.

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- Utility Access
- On-street Parking
- Pedestrian Access
- Handicap Parking
- Emergency Access
- Infiltration Basins

**Size:**

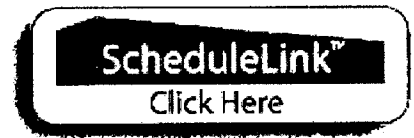
Manufactured in 1 square meter units (3.3' x 3.3') or quarter-meter units (1.65 feet x 1.65 feet) and assembled into rolls. Please view our Roll Chart for dimensions.



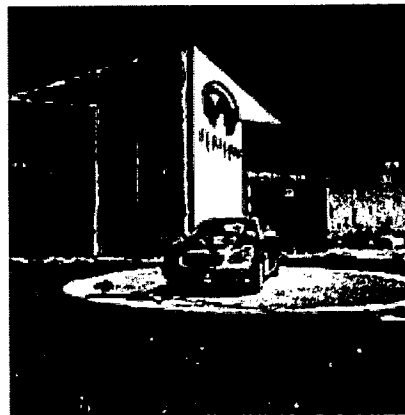
The Grasspave<sup>2</sup> porous pavement system was used at the Sabre Center in Grapevine, TX. Grasspave2 was used as a firelane and green space. Grasspave2 helped Sabre earn LEED™ points. Find out how ISI products can earn multiple LEED™ points for your development.

**Schedules and Specs:**

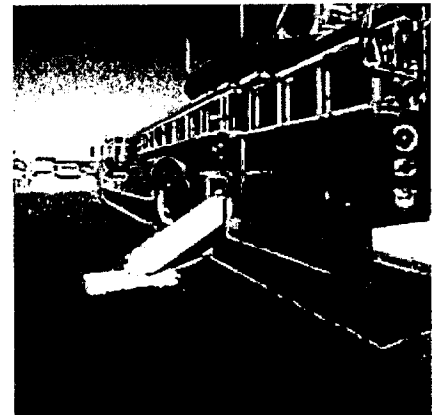
Use this third party system to help with schedules and specs.



Reliant Stadium, home of the *Houston Texans*, has the world's largest engineered grass porous pavement system at 317,000 sq ft. View this project profile.



Grasspave<sup>2</sup> is perfect for automobile display areas, such as this one in Red Wood City, CA., because of its beauty and high compressive strength. View this project profile



Grasspave<sup>2</sup>'s high compressive strength, 5721 psi, make it perfect for green firelanes. A firetruck outrigger will exert only about one-fifth of capacity. Visit our project profiles (put "fire lane" in application field) and view over 70 applications.

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**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	14 Irving St, Chevy Chase	<b>Meeting Date:</b>	4/25/2007
<b>Resource:</b>	Non-Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	4/18/2007
<b>Applicant:</b>	Chris & Patricia Abel (Robert Lach, AIA)	<b>Public Notice:</b>	4/11/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-07M	<b>Staff:</b>	Michele Oaks

**PROPOSAL:** House Construction  
**RECOMMENDATION:** Approve with Conditions

*Caroline - Motion  
Jef - 2nd  
Unanimously*

**RECOMMENDATION:**

Staff is recommending that the Commission approve this Historic Area Work Permit (HAWP) application with the conditions that:

1. The proposed porous grass pavement system will be the variety that allows for a more lawn aesthetic such as Grasspave 2, or comparable.
2. The applicant will work with the Chevy Chase Village arborist to develop the tree protection plan for this project. This plan will be implemented prior to any work beginning on the property.
3. The proposed patio to be located in the rear yard will not extend beyond the southernmost rear bay projection.
4. The applicants will work with the Chevy Chase Village Manager to modify their rear foundation wall design to be in conformance with the Chevy Chase Village Ordinance and this design will be reviewed and approved by HPC staff.

**PROJECT DESCRIPTION**

<b>SIGNIFICANCE:</b>	Non-Contributing Resource
<b>STYLE:</b>	Modern
<b>PERIOD OF SIGNIFICANCE:</b>	Post 1941

The existing house is a two story, two-bay, gable-end roof dwelling with a shed roof entry portico. Currently, the lot contains a gravel driveway stretching along the east property line. The subject house is the last, West Irving facing, house before you reach Magnolia Parkway on the south side of the street.

## **PROPOSAL:**

The applicants propose to:

1. Demolish the existing house and construct a new house on the subject lot. The new house's design is a modern interpretation of the Colonial Revival style. The house will be clad in cement fiber or wood shingles, sheathed in asphalt shingles, and detailed with painted, wood windows with simulated, divided-lights flanked with painted, operable wood shutters.
2. Abandon the existing driveway and curb cut along the eastern side of the house and provide the required off street parking requirements Montgomery County Department of Permitting Services for new construction by keeping the current impression of a single car driveway intact, and creating a second parking space by paving it in "Grass-crete" or other similar porous paving system.
3. Installation of a patio in the rear yard.

## **APPLICABLE GUIDELINES**

When reviewing demolition and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Chevy Chase Village Historic District Master Plan***

- **Non-Contributing or Out-of-Period Resource:** A resource which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district's primary historical and architectural context.
- Demolition of non-contributing/out-of-period resources should be permitted. However, any new building should be reviewed under the guidelines for new construction.
- The goal of new construction within the proposed historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent that period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the district. Unique designs, reflecting architectural excellence, which do not adhere strictly to traditional neighborhood practices, but are sensitive to and compatible with the fabric of the community, should be supported. The key considerations in reviewing new construction should be the two paramount principals identified above –fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.
- It is of paramount importance that the HPC recognize and foster the Village's open, park-like

character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

***Montgomery County Code; Chapter 24A***

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

***Secretary of the Interior's Standards for Rehabilitation***

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The applicants have made slight changes to the design since the preliminary consultation these changes are:

**General**

1. The current driveway is being retained in its current location and with only a single width curb cut.
2. The proposed rear patio has significantly increased in size.
3. The house is being clad in shingles instead of stucco.
4. The footprint of the house has increased in the rear for two, new bay projections, see staff's mock-up of the site plan from preliminary consultation on page 16



#### Front Elevation

1. The entry has changed from a side entry to a central entry.
2. An arched window has been added to the right section of the façade to detail the stairwell.

#### Right Elevation

1. A triple window in the lower level has been changed to a single.
2. The arched windows in the gables have been changed to square.

#### Left Elevation

1. All windows sizes have been changed in size.

#### Rear Elevation

1. Rooflines have been changed from a single gable with "tower" to a double-gable connected to a hip roof massing.
2. A covered porch has been added into the program.

The Commission's main objectives when reviewing demolition of non-contributing resources and new house construction within the Chevy Chase Village Historic District are to ensure that this change will not have a negative impact to the open-space and park-like setting of the historic district and that it will be compatible with the other historic resources and the surrounding streetscape in terms of setbacks, massing, scale, proportion, height and materials.

The proposed new house, once constructed on the lot, will not exceed the height of the adjacent house. The house is being sited on the property in the same location as the previous house being demolished; hence there will be no change to the front yard setback. The new house will be larger in width, than the previous house, which will result in a loss of 10' in the original eastern side yard setback and approx. 32' on the western side yard setback. This closeness is not atypical within the district, as one can see in the side yard setback relationship between 9 West Irving and 11 West Irving across the street (see circle 62 ).

The main concern highlighted in the preliminary consultation discussion was the proposed plans for a double-car width, parking pad constructed in the front yard of the new house. Generally, the Commission does not support this type of parking within the district, as this is not compatible with the historic, established streetscape pattern found in the district. Unfortunately, as this house is a new construction, it is required to follow Department of Permitting Service's new construction guidelines for off street parking, which requires two, off-street spaces. Generally, the majority of the homes in the district have single curb cuts that are located along a front side property line, which provides for a driveway to run along the side elevation of the house. The driveways sometimes terminate at a detached garage located towards the rear property line. This property currently has a curb cut and driveway along its eastern property line. The Commission encouraged the applicant to explore retaining a single, curb-cut and utilizing the use of an alternative surfacing material to for the additional required parking space. The new proposal retains the existing curb cut and proposes to utilize a porous grass pavement system for the

secondary parking space. We encourage the utilization of a system that provides for a more lawn like appearance, such as a Grasspave2 system, see attached on page 63 or comparable, as the traditional Grasscrete variety tend to not retain the grass surface and ultimately look like concrete grids in dirt.

The proposed material selections will be compatible with the existing house and the surrounding streetscape.

Staff has one main concern with the plan as submitted. The proposed design of the rear patio. The patio, as designed, significantly reduces the rear yard's greenspace, which compromises the historic district's historicity. One of the important elements of the district's designation was the village's unique "park like" character and the developer's choice of lot size, street and building design and placement to maximize open space. Retaining greenspace is crucial in preserving the integrity of the overall historic district. The staff recommendation is a significant reduction in the patio size, which commences at the rear elevation of the house, does not extend beyond the southernmost bay projection.

After staff discussed the project with the Chevy Chase Village manager, the manager decided he needed to discuss in more detail the proposed design with the applicant to ensure that the rear foundation wall was in conformance with the Chevy Chase Village codes. The meeting on this topic is scheduled after this report is being published. As such, if it is found that a reduction in the length of the addition is required to conform to the code, staff is recommending that the Commission support this change and provide staff the opportunity to approve an adjustment of the plans at a staff level.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-9370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: ROBERT LACH JR  
Daytime Phone No.: 240 333 2021

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: CHRIS & PATRICIA ABEL Daytime Phone No.: 301.365.2703  
Address: 8 MAGNOLIA PARKWAY, CHEVY CHASE MD 20815  
Street Number City Street Zip Code  
Contractor: NOT SELECTED Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: ROBERT LACH JR Daytime Phone No.: 240.333.2021

LOCATION OF BUILDING/PREMISE

House Number: 14 Street: W. IRVING  
Town/City: CHEVY CHASE Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 500,000  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] Signature of owner or authorized agent April 2, 2007 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 449456 Date Filed: 4/4/07 Date Issued: \_\_\_\_\_

6

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

NON CONTRIBUTING RESOURCE WITHIN THE  
CHEVY CHASE VILLAGE HISTORIC DISTRICT.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

DEMOLISH EXISTING HOUSE + CONSTRUCT A  
NEW SINGLE FAMILY HOME ON THE SUBJECT  
PROPERTY.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

①

<b>Adjoining and confronting property owners</b>	
Mr. and Mrs. Frederick L. Bissinger Or Current Resident 9 West Irving Street Chevy Chase, MD 20815	Mr. and Mrs. David H. Bralove Or Current Resident 11 West Irving Street Chevy Chase, MD 20815
Mr. Michael S. Fistere Ms. Nancy J. Orvis Or Current Resident 12 West Irving Street Chevy Chase, MD 20815	Mr. and Mrs. Henry A. Dudley, Jr. Or Current Resident 13 West Irving Street Chevy Chase, MD 20815
Mr. Tom Buckwalter Ms. Sue Utterback Or Current Resident 15 West Irving Street Chevy Chase, MD 20815	Dr. and Mrs. Joel Rosenberg Or Current Resident 9 Magnolia Parkway Chevy Chase, MD 20815
Mr. and Mrs. Ralph C. Stephens Or Current Resident 11 Magnolia Parkway Chevy Chase, MD 20815	Mr. and Mrs. Richard D. Gluck Or Current Resident 13 Magnolia Parkway Chevy Chase, MD 20815
Mr. and Mrs. William A. Rivers Or Current Resident 15 Magnolia Parkway Chevy Chase, MD 20815	

# Memo

**To:** Historic Preservation Commission  
**From:** Robert Lach Jr.  
**CC:** Chris & Patricia Abell, File  
**Date:** 4/4/2007  
**Re:** Application for Historic Area Work Permit

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## **Enclosed**

Application for Historic Area Work Permit

Written Description of Project

Copy of email from Montgomery County DPS showing acceptance of parking solution

Copy of HPC Staff Report cover page with preliminary consultation recommendation

Copy of comments from the Local Advisory Panel of Chevy Chase Village for previous HPC meeting

Copy of email from Shana Davis Cook to Michele Oaks regarding previously proposed project

Existing & Proposed Site Plan \*

Plans & Elevations \*

Material Specifications

Photographs \*

Tree Survey

Addresses of Adjacent & Confronting Property Owners

Powerpoint Presentation on Compact Disc

\* Included in attached Powerpoint Presentation

## Written Description of Project

(paraphrased from HPC Staff Report of 05/31/06)

The existing house is a non-contributing resource of the Modern style dated in the Post 1941 era. This existing house is a two story, gable end roof dwelling with a shed roof entry portico. Currently, the lot contains a gravel driveway stretching along the east property line. The subject house is the last, West Irving facing, house before you reach Magnolia Parkway on the south side of the street.

### Proposal:

Demolish the existing house and construct a new house on the subject lot. The new house's design is a modern interpretation of the Colonial Revival style. The house will be clad in "hardi" or wood shingle, roofed with asphalt shingles, and detailed with painted wood simulated divided light windows flanked with painted and operable wood shutters.

Provide the required off street parking requirements of Montgomery County DPS (2 off street parking spaces) by creating a second parking space adjacent to the existing driveway curb cut. To keep the current impression of a single car driveway intact, this second parking space would be paved with "grasscrete" or other similar porous paving system.

## Materials Specifications

Roofing:	Asphalt Roof Shingles, to be selected
Trim:	Painted Wood
Gutters & Downspouts:	White "Ogee" aluminum gutters w/ rectangular downspouts
Siding:	Stained Cedar or painted "Hardi" shingles, t.b.s. Natural or painted brick base.
Shutters:	Paneled wood painted shutters with operable hardware
Windows:	Weathershield ptd. wood windows with 7/8" simulated divided lights

## **Tree Survey**

The proposal has been developed in conjunction with the arborist for Chevy Chase Village. All of the large diameter trees on site will be protected and preserved. Protection and preservation measures include, but are not limited to:

The new house will not encroach any further into the root zones of the large trees to the rear of the property than the existing house.

The foundation for the new house will be held back from the eastern property line to respect the root of the tree located there.

Great care will be taken during the repair of the existing driveway curbcut and the installation of the new parking pad and grasscrete area to protect the exiting tree at the NE corner of the property.

We will be working with the Chevy Chase Village arborist during the project to finalize our protection and preservation initiatives.



## George Myers

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**From:** Ferro, Robin [Robin.Ferro@montgomerycountymd.gov]  
**Sent:** Tuesday, July 25, 2006 8:21 AM  
**To:** George Myers  
**Subject:** RE:

We would accept option #1, the grass-crete parking space next to the existing paved space

Robin Ferro  
Dept. of Permitting Services  
255 Rockville Pike, 2nd Floor  
Rockville, MD 20850  
240-777-6250  
240-777-6262FAX  
<http://permittingservices.montgomerycountymd.gov>

-----Original Message-----

**From:** George Myers [mailto:gmyers@GTMArchitects.com]  
**Sent:** Monday, July 24, 2006 4:44 PM  
**To:** Ferro, Robin  
**Subject:** FW:

Hi Robin-

I have client who is proposing to build a new house in Chevy Chase Village. The lot is small- 4650sf- and there is an existing house that will be demolished.

The proposed house has received conceptual approval from the HPRB, and in general the Village approves of the house design. However, the lot currently has a single car apron. We proposed to widen the apron to two cars wide, so we could park two cars on the lot (per the county's requirements), but the Village rejected the proposal. The village would prefer to see the single car apron preserved, and a single paved (or gravel) space for 1 car only, and the rest of the frontyard kept green. (HPRB is ok either way) The owner is ok w/this, as there is ample on-street parking. The problem is obviously the County requirement for two off-street spaces. The village has said they would support a variance, but we would like to try to avoid that. Here are two possible solutions/questions:

1. Would the county accept the existing single car apron w/one paved space and one adjacent space in grass-crete? I know technically it would be impractical to park there, but in reality the grasscrete space would never be used.
2. Could we propose a compact space at the side of the house on the side of the house behind the existing space- (i.e. 7.5' x19)? We could lose 6" off the width of the house. The surface would again have to be grasscrete (tree roots are nearby) Again, this space would be impractical, but in reality it will not be used.

Any other suggestions?

Thanks for your help.

George Myers

Third, the main exception to full HAWP approval suggested in the HPC staff report -- i.e., requiring preservation of the rear chimney and eliminating the bathroom addition -- is not justified by any other objective criterion. The chimney is barely visible from the street, the subject residence is a non-contributing resource and rear additions to such homes should be subject to the most lenient scrutiny.

Consequently, I believe that there is no public interest served in preventing construction of that part of the addition and that the proposed construction should be approved without exceptions other than the recommended tree-protection plan."

**Comments on other projects before the HPC:**

**14 W Irving St**

Abel Residence  
Non-contributing resource  
Preliminary Consultation

**The LAP unanimously concurred with the staff recommendation to demolish the existing house and construct a new one.**

There were however some concerns raised regarding the parking pad and the scale of the proposed new construction. Staff comments appear to be moving in the correct direction. The 75' x 75' parking pad would appear to be typographical error. Some members were concerned about the width of the house and the two-car parking pad. One member noted: "According to the staff report, the proposed new house will be 42 feet wider than the old house. If that is correct (and I have a hard time believing that it is), the potential damage to our open, park-like character seems clear to me. I would support a substantial reduction in the width of the proposed new house, which would also enable the use of a side parking arrangement rather than a frontal one"

**12 E Lenox St**

Bausch residence  
Contributing Resource  
Landscape alterations and patio installation  
Concur with staff recommendation for approval with standard conditions

**15 W Lenox St**

Jundanian Residence  
Contributing Resource  
Rear pergola, front lampposts, alter existing rear terrace, infill foundation-level windows  
LAP concurred with staff recommendation to approve with standard conditions with the exception of one member who noted: "It appears to me that the pergola will be visible from the public right of way. As you know, my opinion of this project is that it was already far too big for the district, so I can't support any further alteration that might make it appear even larger. As you may recall, they replaced an open porch with an enclosed side addition on the theory that the two were roughly equivalent in their effect on the appearance of the house from the public right of way. That same logic requires the conclusion that the insertion of a pergola will give the affected space a more enclosed appearance. I have no objection to the other elements (lamp posts etc.)."

**4 Primrose St**

PRELIMINARY

Oaks, Michele

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From: Davis-Cook, Shana [Shana.Davis-Cook@montgomerycountymd.gov]  
Sent: Friday, June 02, 2006 2:47 PM  
To: Oaks, Michele  
Subject: 14 West Irving Street, Abel Residence

Michele,

Regarding the application for the above-referenced property:

1. The proposed driveway exceeds the maximum width allowed by the Village's Building Code. Our Code allows for a maximum driveway width of 15-feet on private property, 10-feet where the driveway crosses the public right-of-way, and 20-feet for the apron entrance at the curbside. The applicants' must, therefore, request a special permit from our Board of Managers for the width of the proposed driveway. Additionally, our arborist confirmed that the existing driveway is entirely too close to an American Elm tree in the public right-of-way in front of the property. The existing driveway is apparently in a declining state and would need to be replaced if it were to remain in its current location. The current state of the existing driveway coupled with the close proximity of the American Elm tree require the driveway to be relocated elsewhere on the property.

2. Demolition of the main residence also requires a special permit from our Board of Managers. In order to request the special permit, the applicants must submit a demolition plan addressing how the house will be demolished and how pests and rodents, asbestos, lead paint, etc. will be controlled.

~~3. The new house, shed, and patio are in full compliance with the Village's Building Code.~~

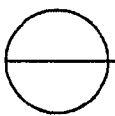
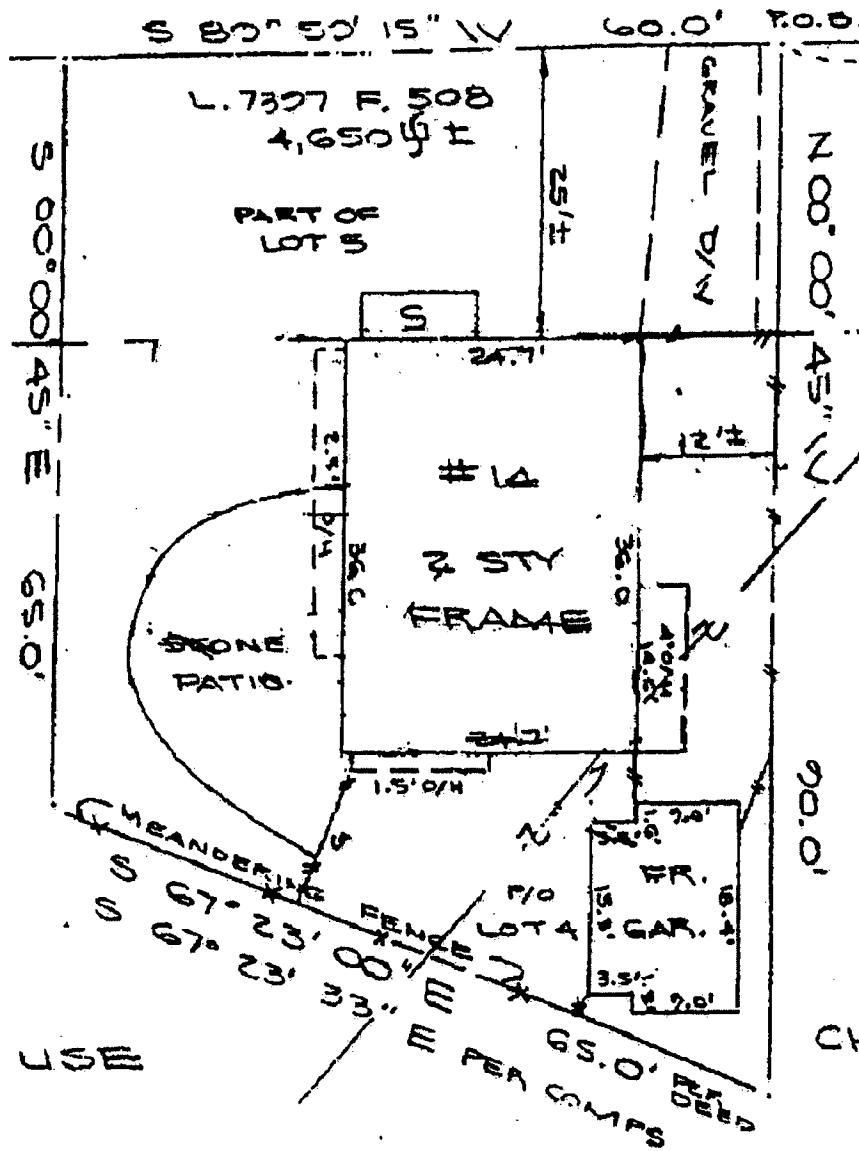
The applicant will work with the Village arborist to protect the trees on the property.

Please let me know if you need any additional information from our office.

Sincerely,

Shana D-C  
CCV

Shana R. Davis-Cook  
Manager of Administration  
Chevy Chase Village



# Existing Site Plan

Able Residence 14 West Irving Street, Chevy Chase Village

15

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**G.T.M.**

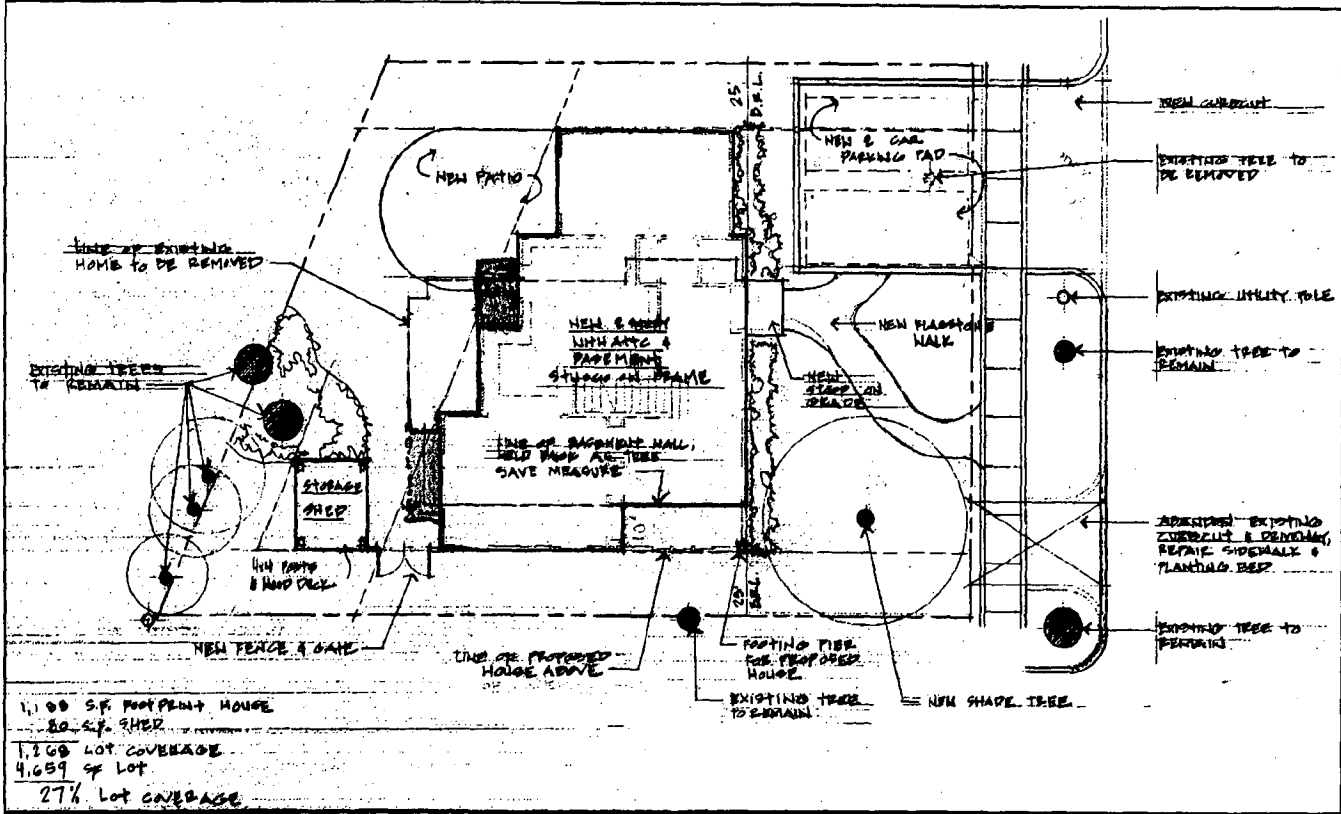
G.T.M. ARCHITECTS

7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

April 4, 2007

NEW PLAN IS  
 ADDING TO  
 PRELIMINARY

SITE PLAN FROM  
 PRELIMINARY CONSULTATION  
 JUNE 7, 2006



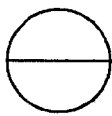
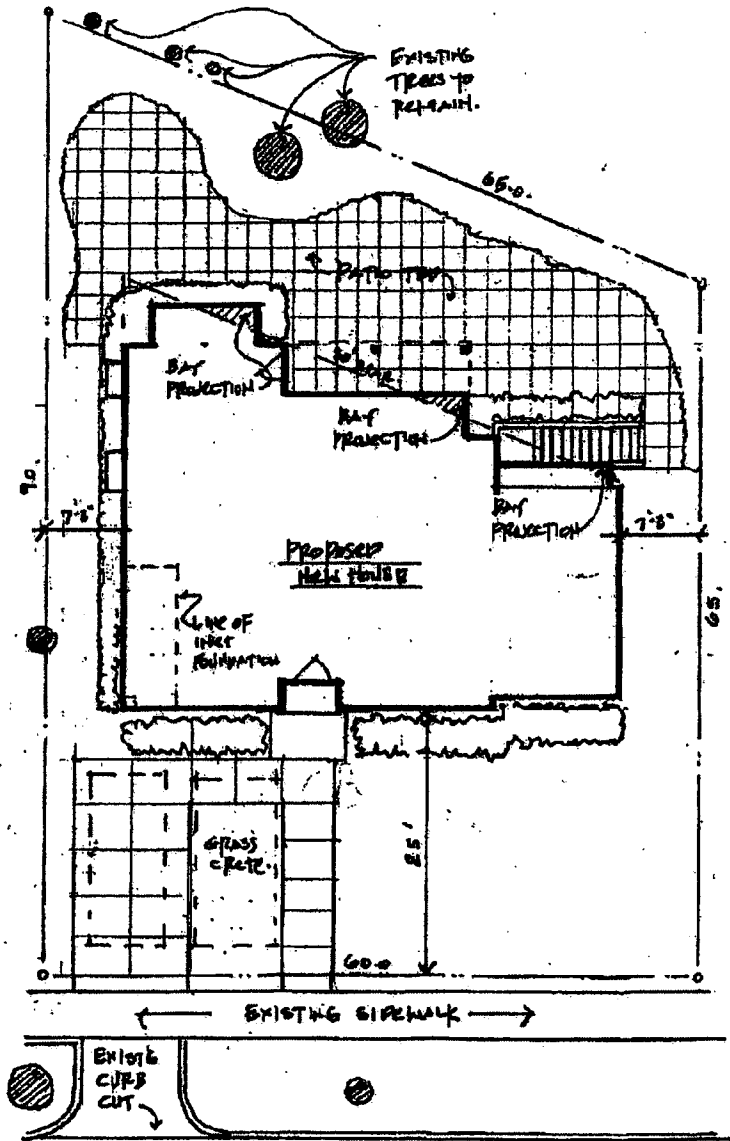
1 Site Plan  
 9 Able Residence 14 West Irving Street, Chevy Chase Village

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G T M

775 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (301) 321-2000  
 (301) 321-2001 FAX

May 3, 2006



# Proposed Site Plan

Able Residence 14 West Irving Street, Chevy Chase Village

17

04-0226

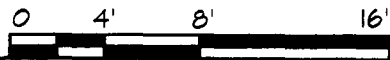
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7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-7000  
(240)333-2001 FAX

April 4, 2007



GRAPHIC SCALE



19

6 Front Elevation  
9

Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

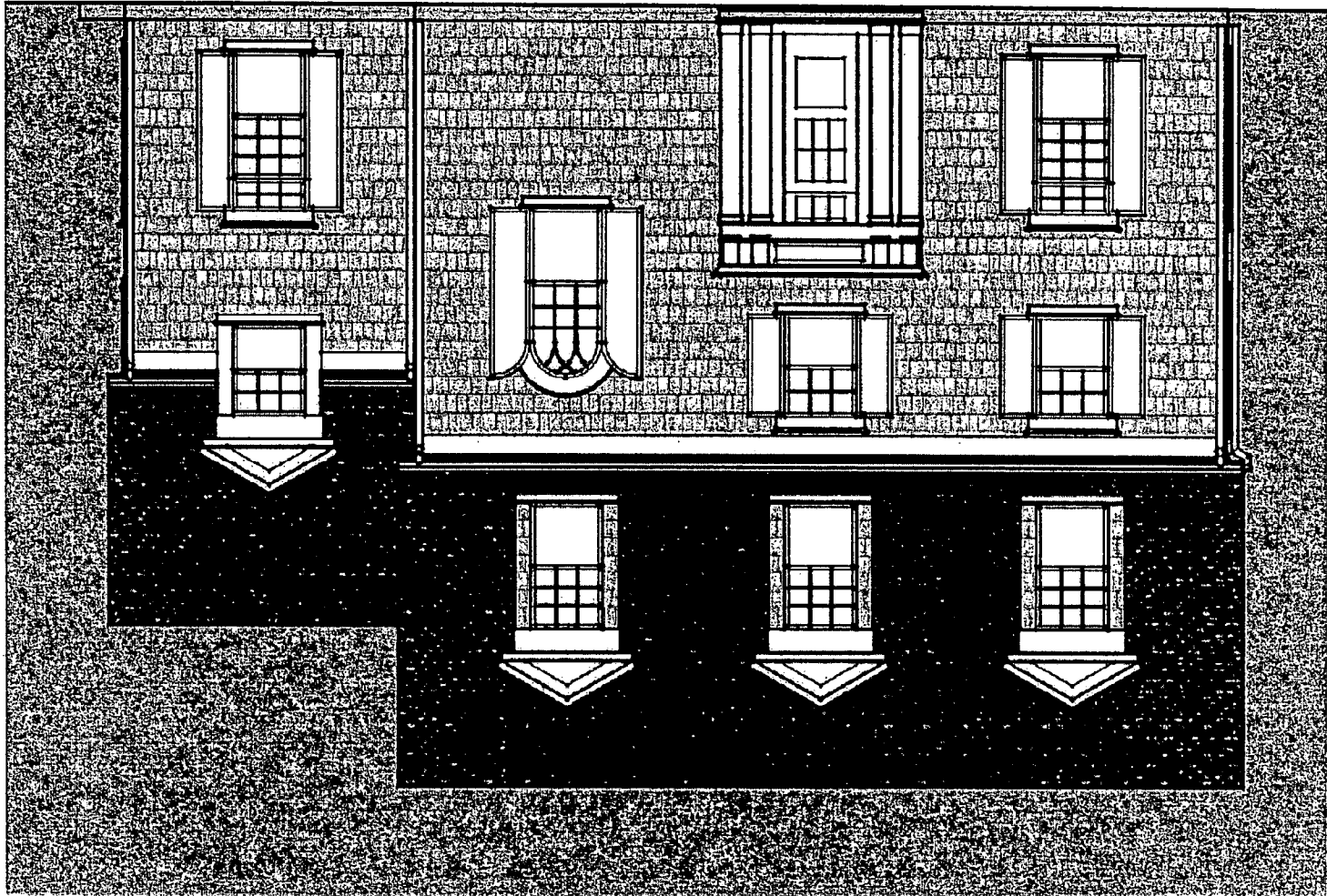
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G T M ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

May 3, 2006

Able Residence 14 West Irving Street, Chevy Chase Village

# Proposed Front Elevation



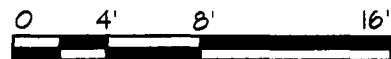
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BETHESDA, MD 20814  
(301) 333-2000  
(301) 333-2001 FAX  
April 4, 2007

04-0230





GRAPHIC SCALE



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7  
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## Right Side Elevation

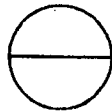
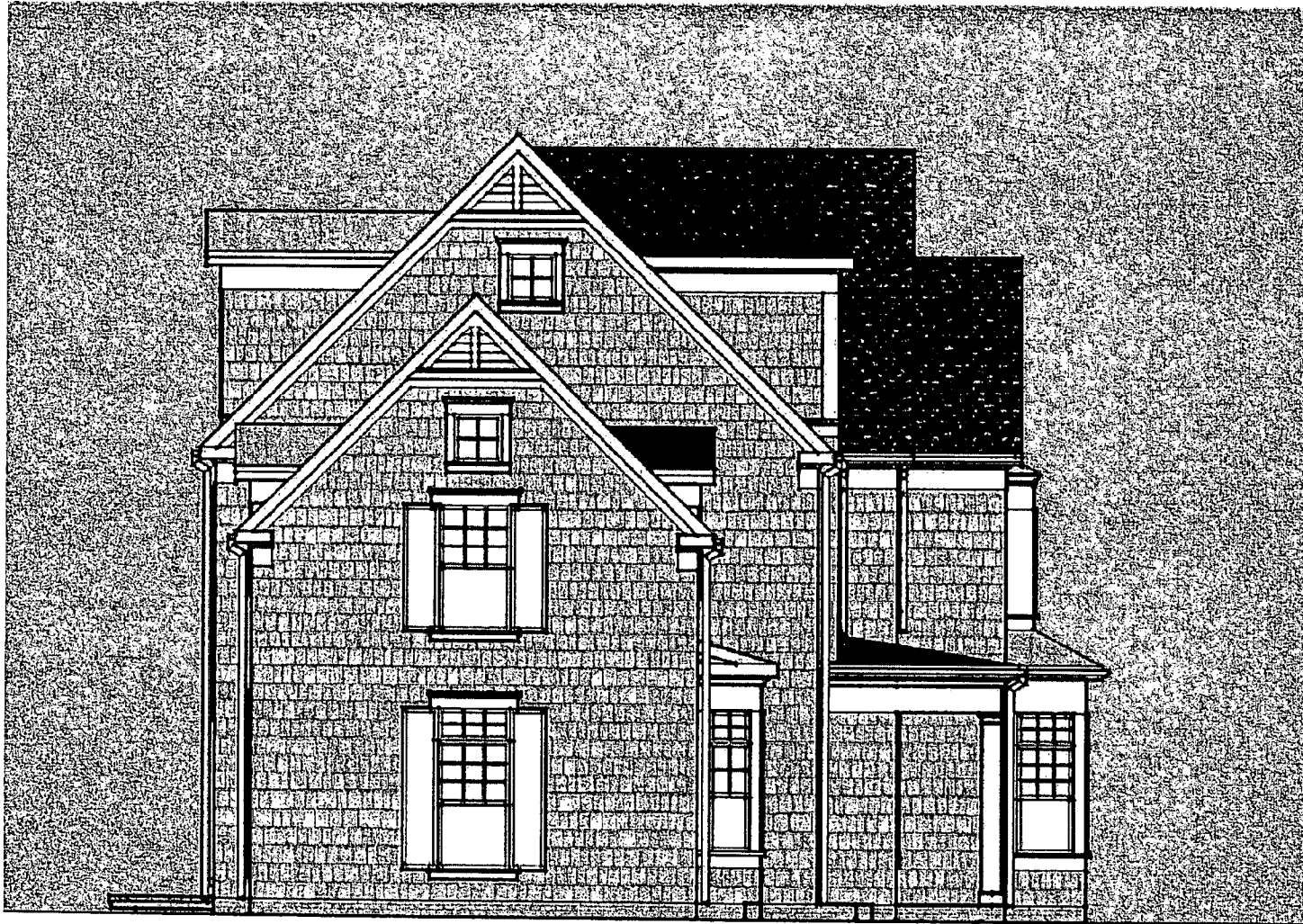
Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

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7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

May 3, 2006



# Proposed Right Elevation

Able Residence 14 West Irving Street, Chevy Chase Village.

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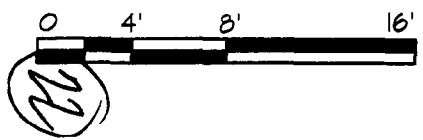
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SUITE 700  
BETHESDA, MD 20814  
(301)333-2000  
(301)333-2001 FAX

April 4, 2007



GRAPHIC SCALE



9 Left Side Elevation  
9 Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

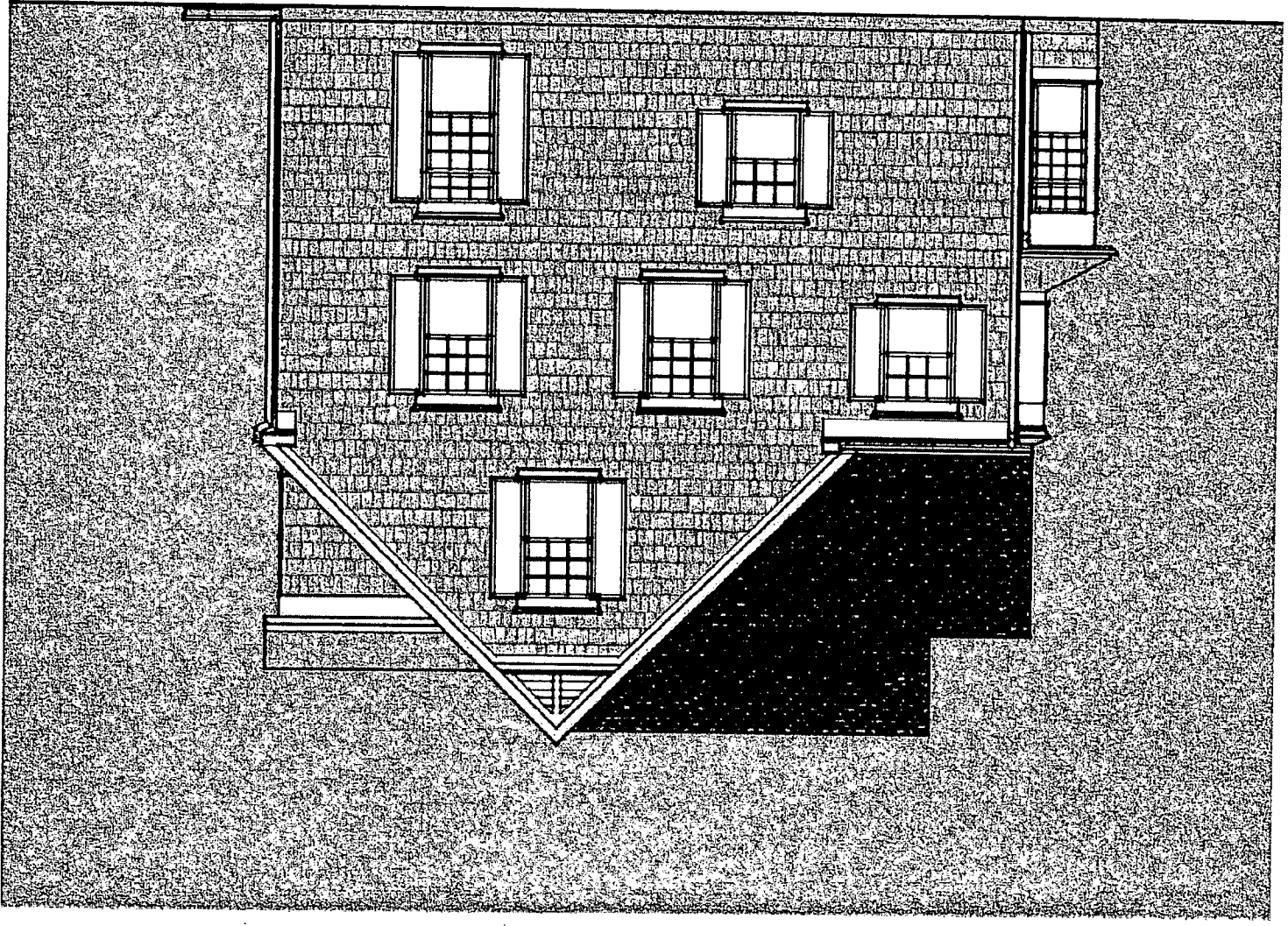
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SUITE 700  
BETHESDA, MD 20814  
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(240)333-2001 FAX

May 3, 2006

42

Able Residence 14 West Irving Street, Chevy Chase Village.

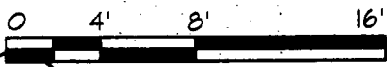
# Proposed Left Elevation



04/02/06  
GTM ARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 200  
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April 4, 2007



GRAPHIC SCALE




8 Rear Elevation  
9

Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

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SUITE 700  
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(240)333-2001 FAX

May 9, 2006

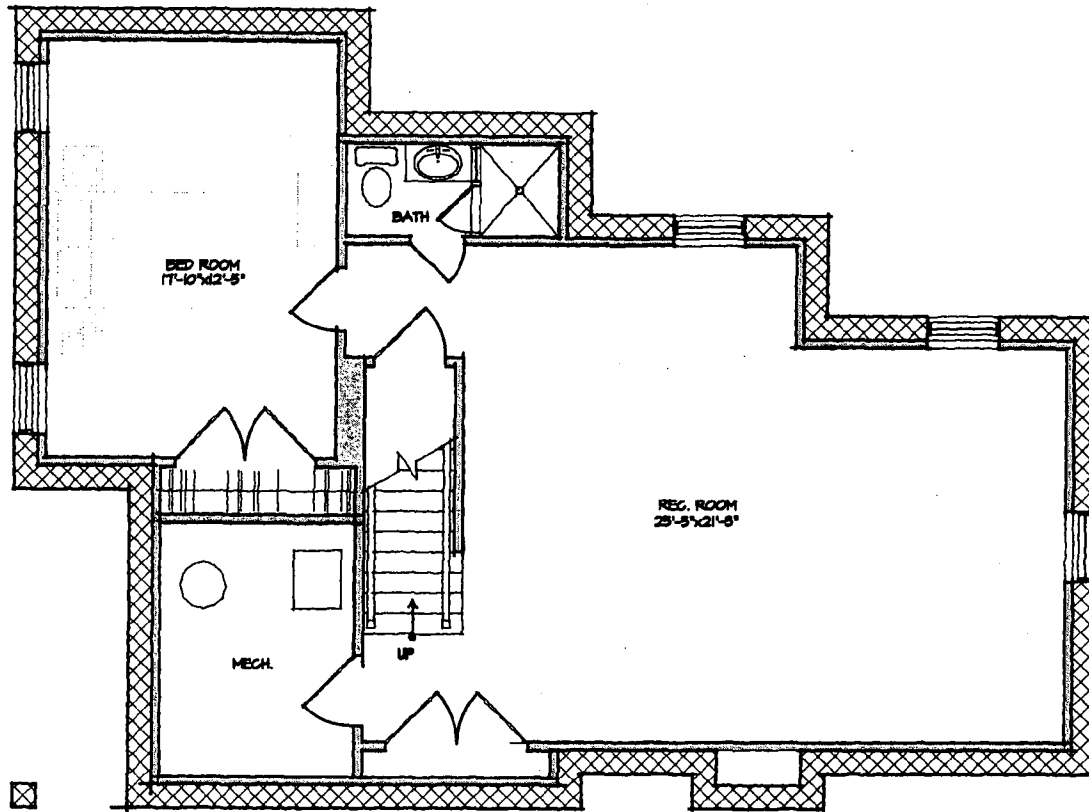


Proposed REAR Elevation  
Able Residence 14 West Irving Street, Chevy Chase Village

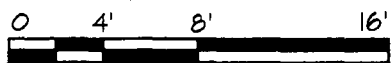
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G.T.M. ARCHITECTS  
7735 OLD GEORGETOWN ROAD  
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BETHESDA, MD 20814  
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(301)333-2001 FAX

April 4, 2007



GRAPHIC SCALE



2  
9

## Basement Floor Plan

Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

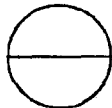
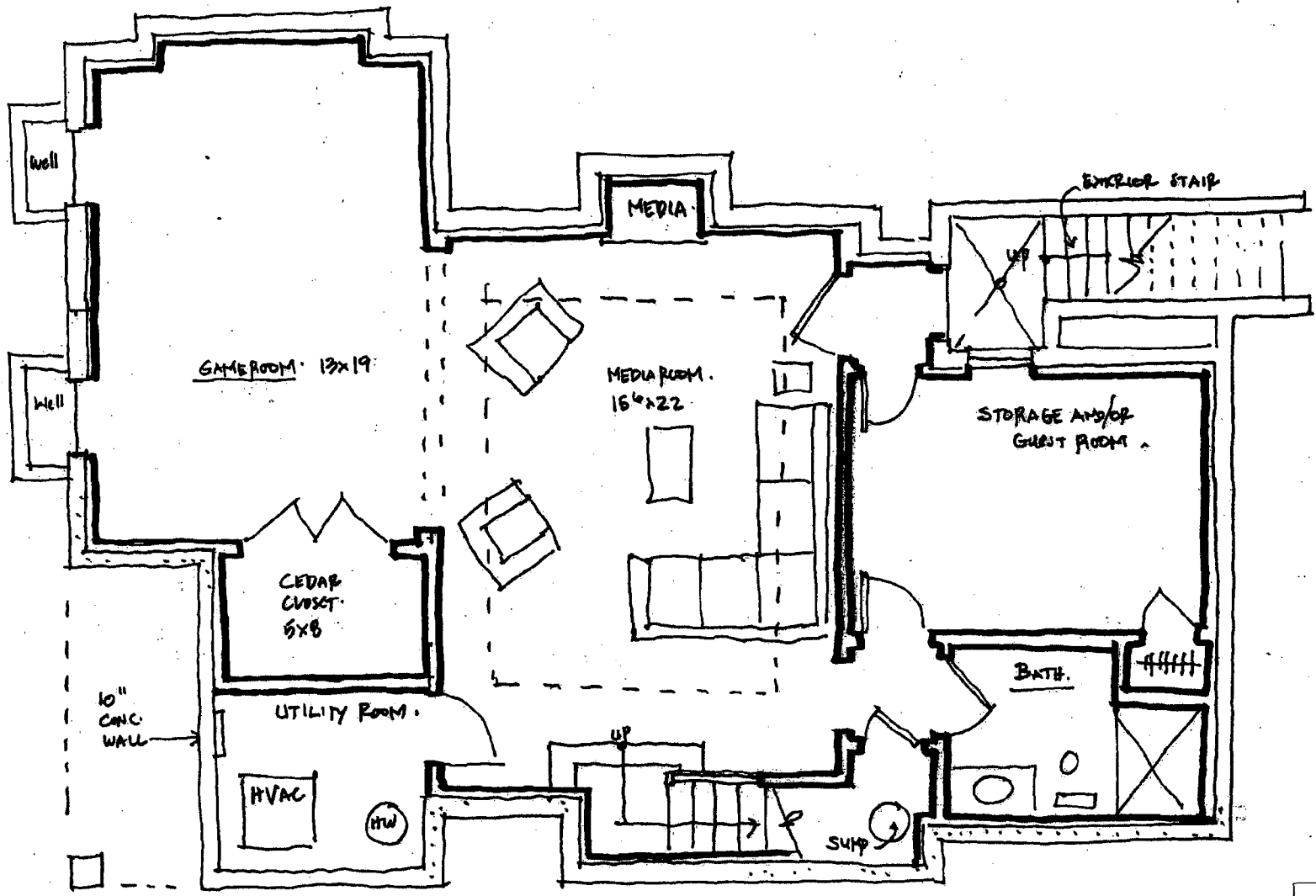
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7735 OLD GEORGETOWN ROAD  
SUITE 700  
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(240)333-2000  
(240)333-2001 FAX

May 3, 2006



# Proposed Basement Plan

Able Residence 14 West Irving Street, Chevy Chase Village

27

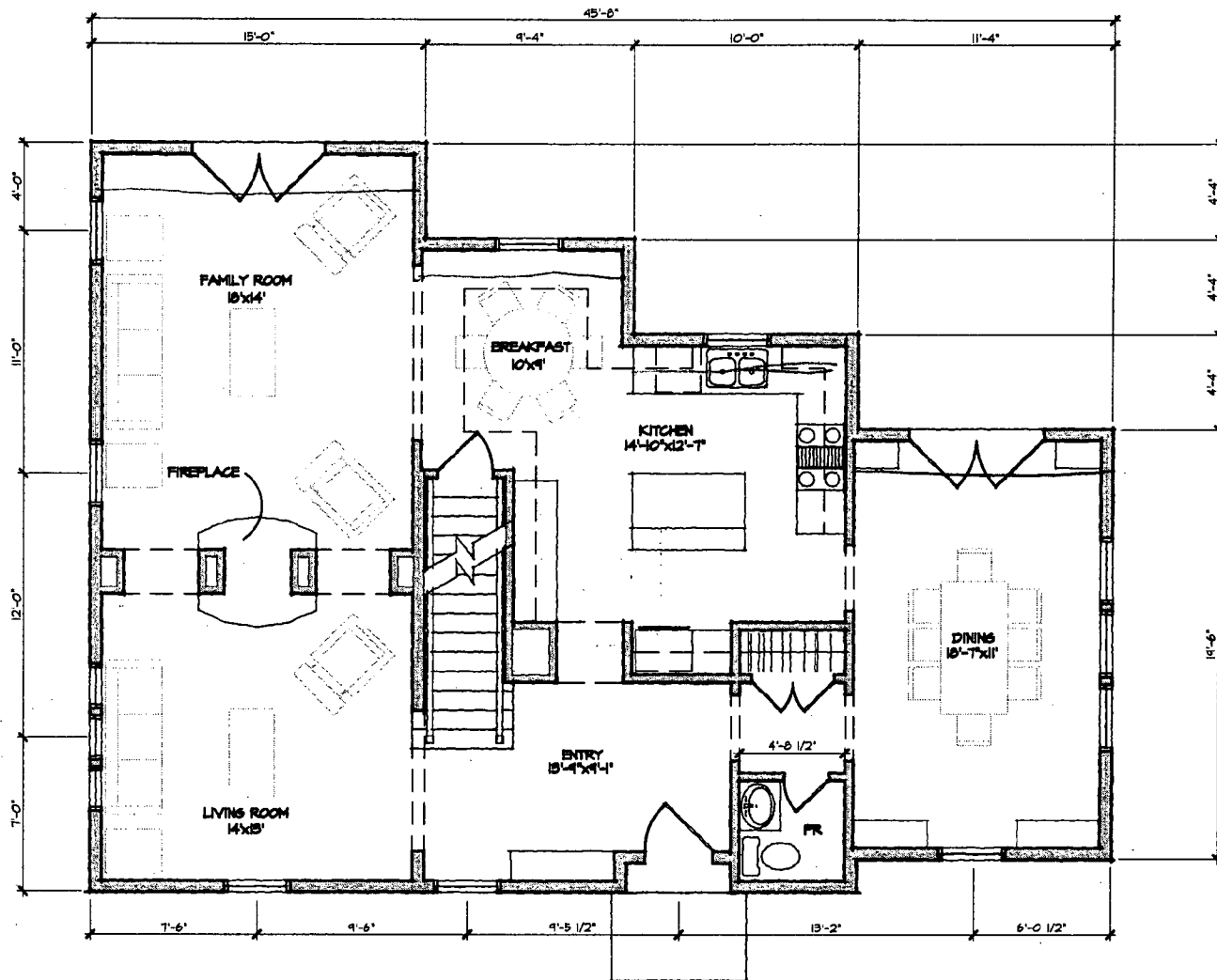
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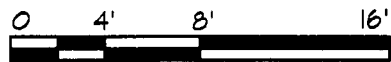
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 SUITE 700  
 BETHESDA, MD 20814  
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 (240)333-2001 FAX

April 4, 2007





GRAPHIC SCALE



3 First Floor Plan  
9

Able Residence 14 West Irving Street, Chevy Chase Village

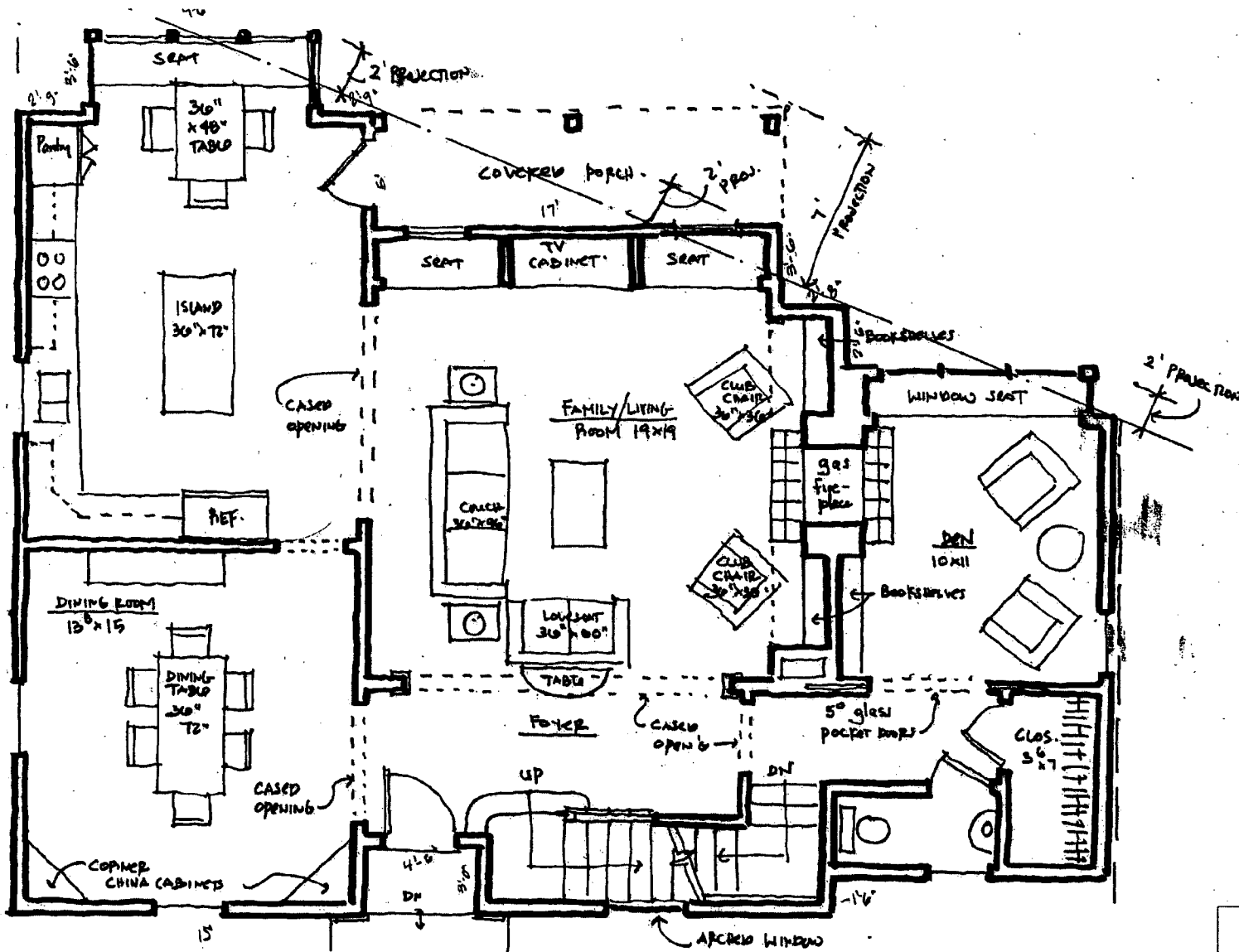
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BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

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May 5, 2006



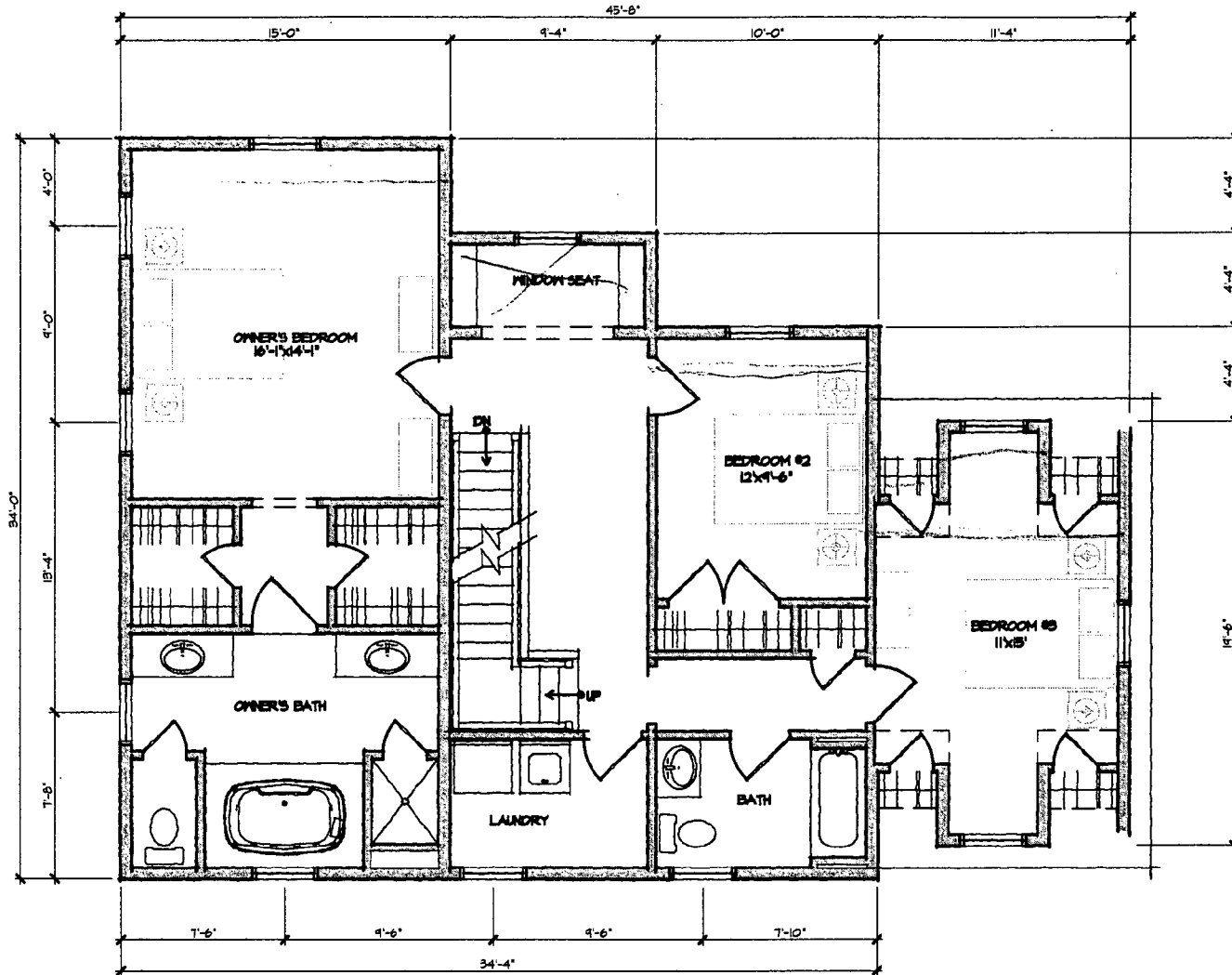
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**Proposed First Floor Plan**  
 Able Residence 14 West Irving Street, Chevy Chase Village

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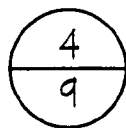
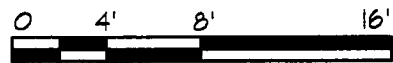
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7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (301)333-2000  
 (301)333-2001 FAX

April 4, 2007



GRAPHIC SCALE



## Second Floor Plan

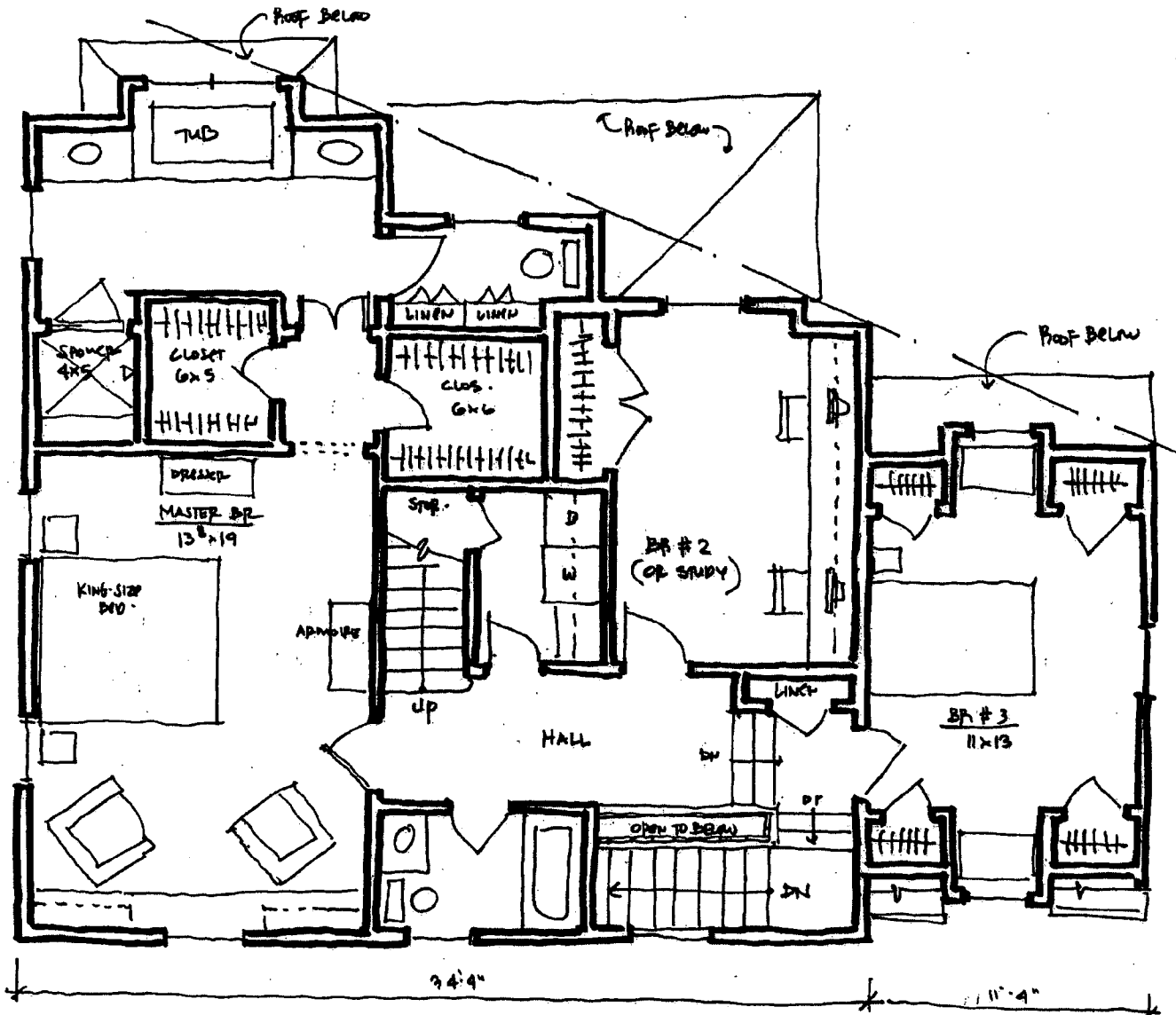
Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

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 G T M : A R C H I T E C T S  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

May 9, 2006



Proposed Second Floor Plan  
 Able Residence 14 West Irving Street, Chevy Chase Village

12

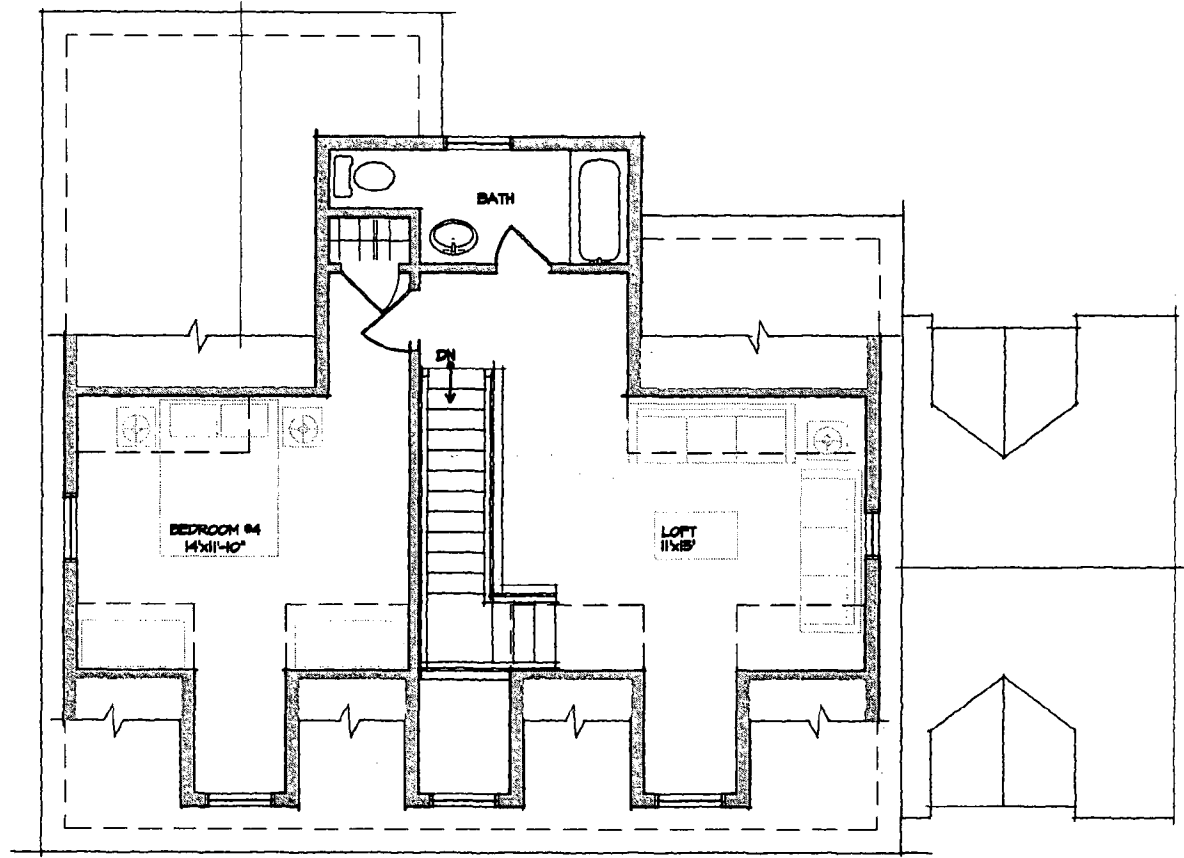
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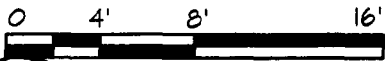
G.T.M. ARCHITECTS

7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240) 333-2000  
 (240) 333-2001 FAX

April 4, 2007



GRAPHIC SCALE



5 Attic Floor Plan  
 9 Able Residence 14 West Irving Street, Chevy Chase Village

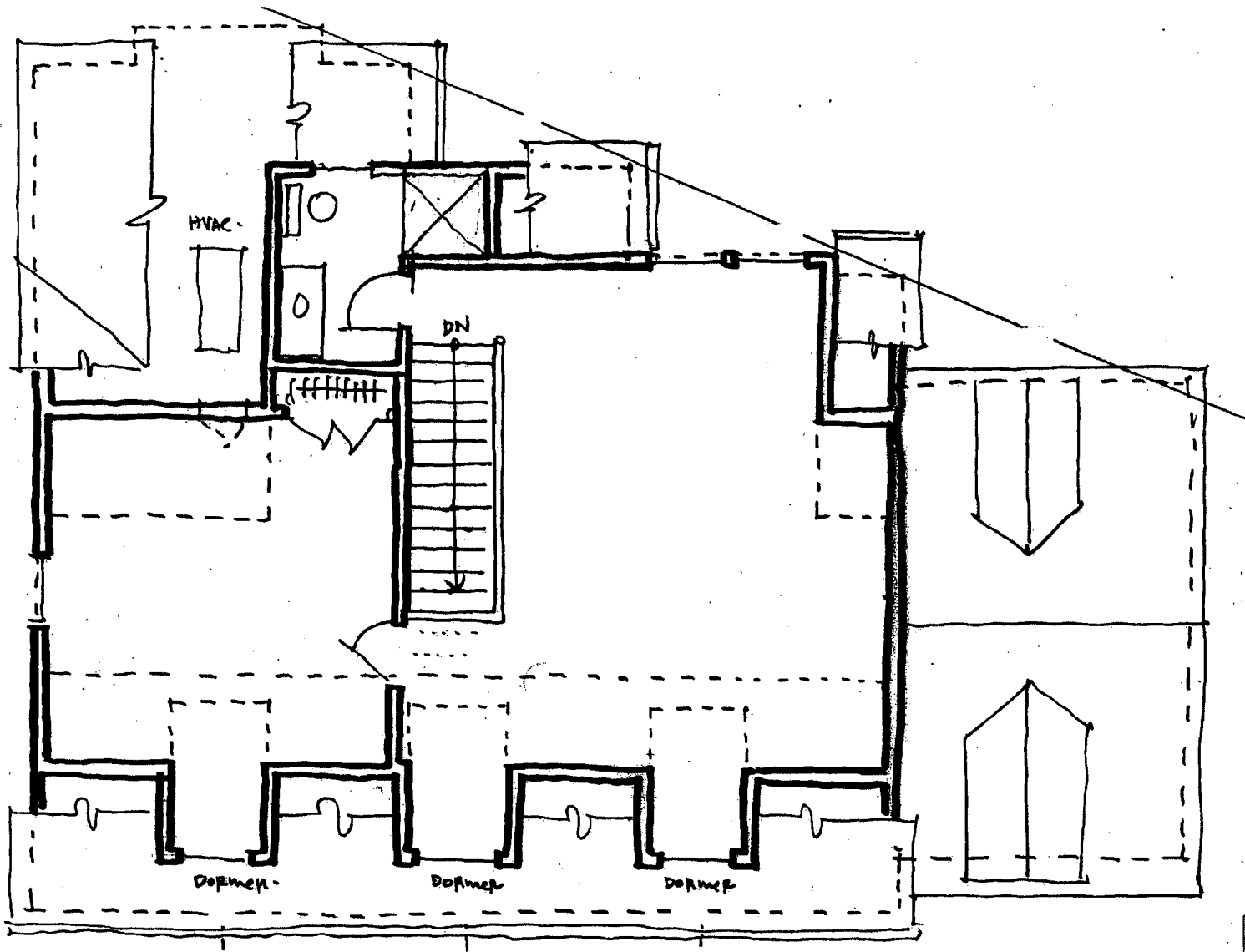
PRELIMINARY CONSULTATION

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G T M ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

May 9, 2006




**Proposed Attic Plan**  
 Able Residence 14 West Irving Street, Chevy Chase Village

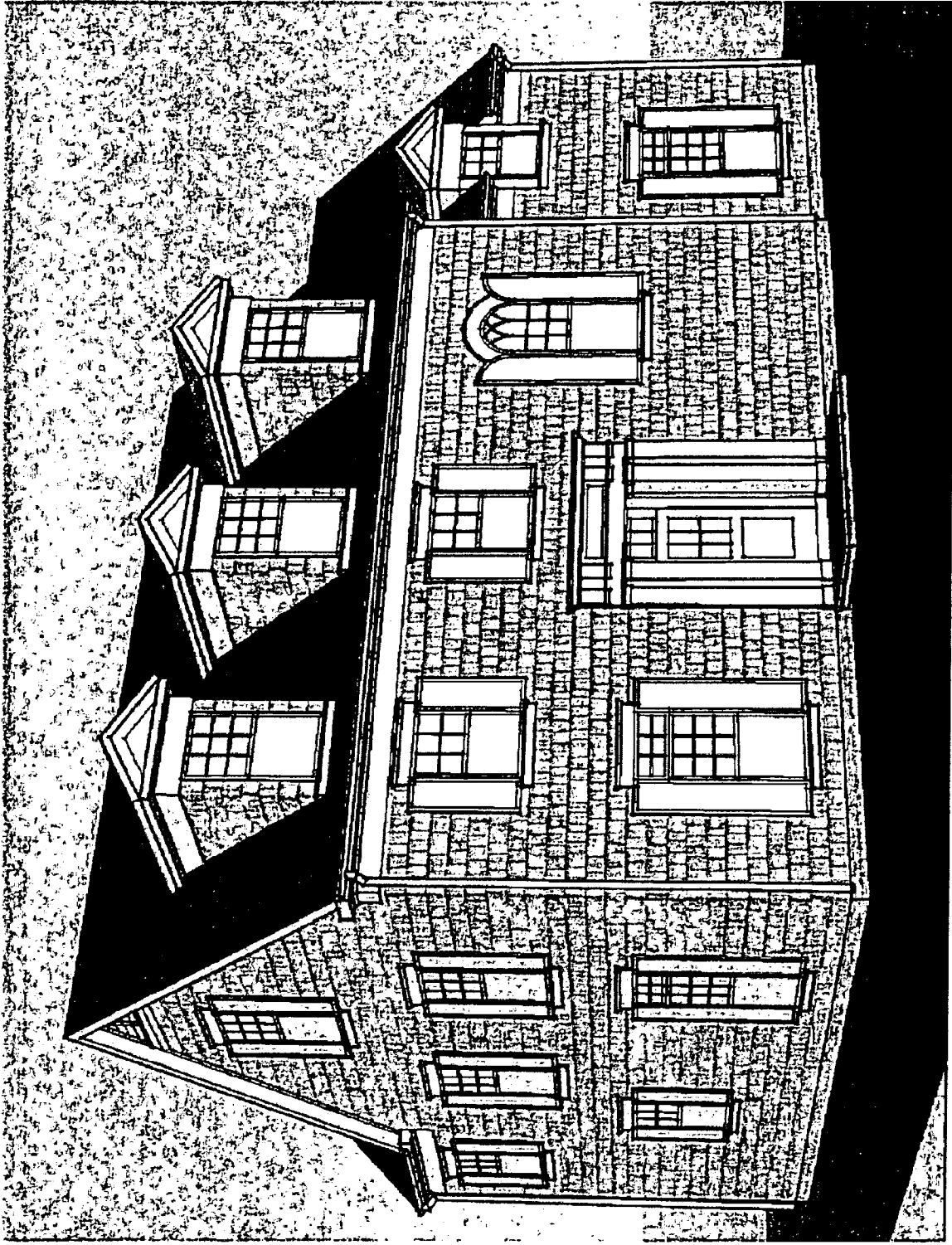


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**GJM**

GTM ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
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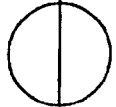
April 4, 2007



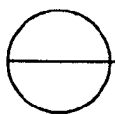
04-0256  
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April 4, 2007

**Exterior View**

Able Residence 14 West Irving Street, Chevy Chase Village



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## Exterior View

Able Residence 14 West Irving Street, Chevy Chase Village

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Exterior View

Able Residence 14 Nest Irving Street, Chevy Chase Village

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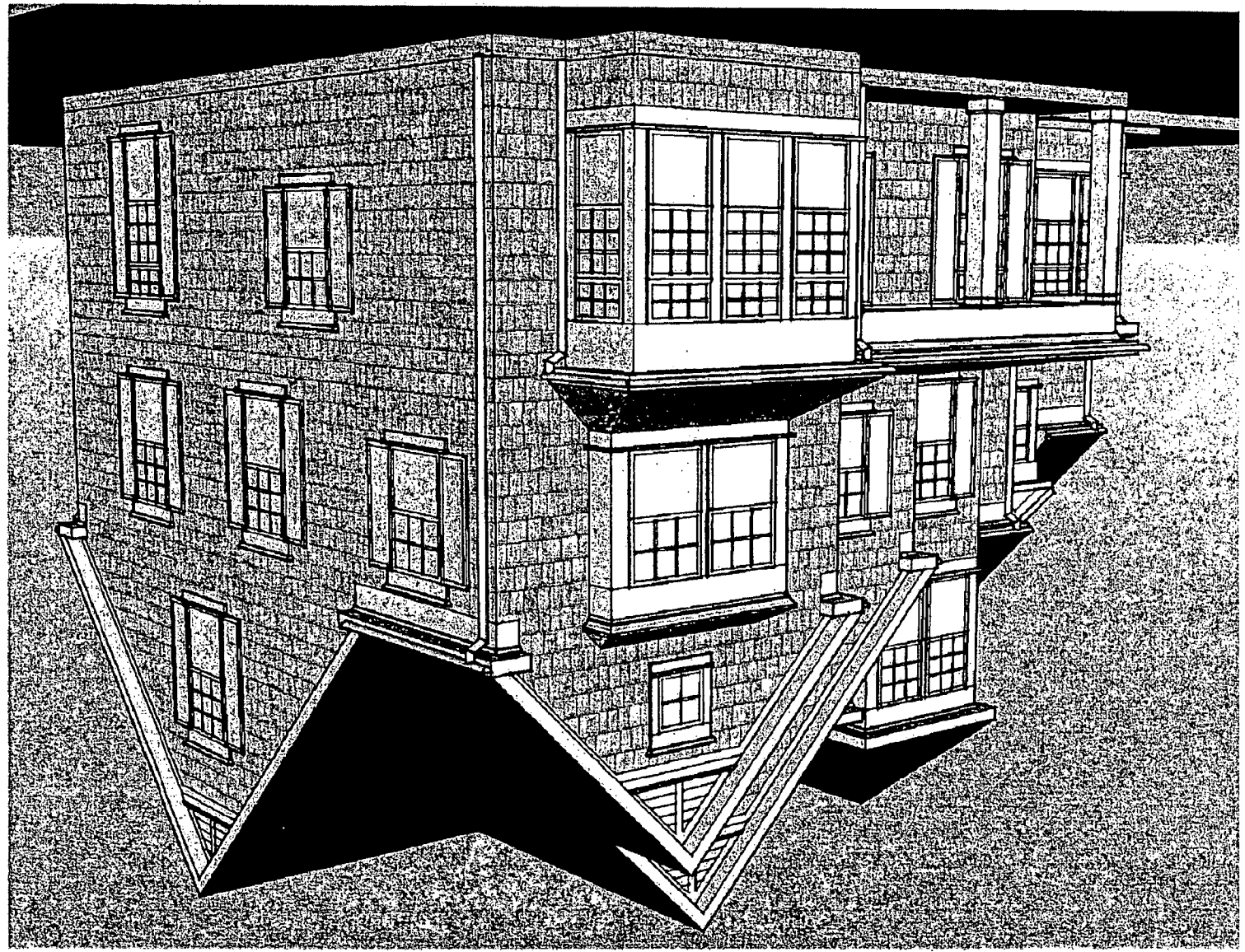
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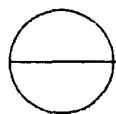
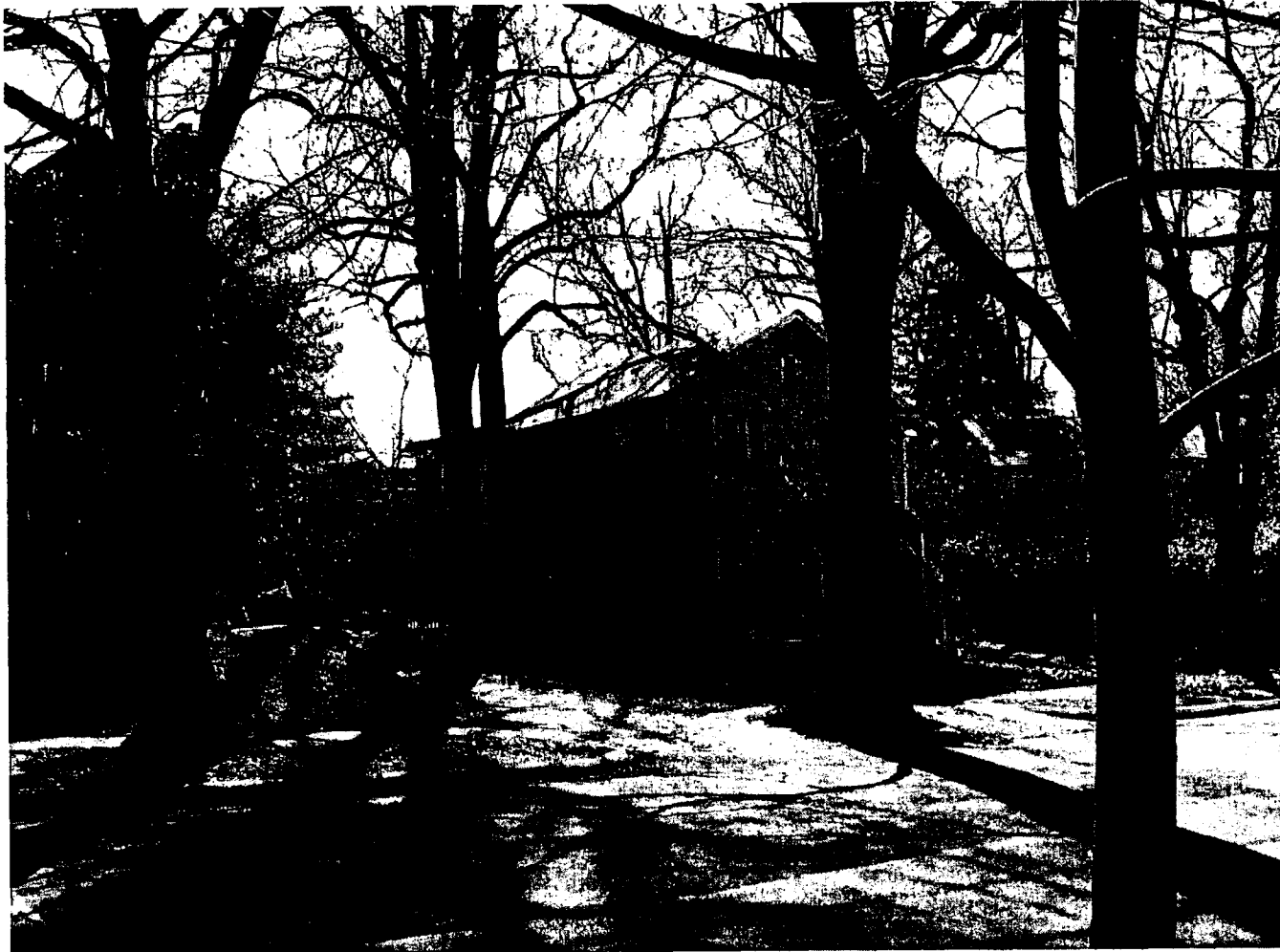
Able Residence 14 West Irving Street, Chevy Chase Village

# Exterior View



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P.C.

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## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

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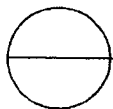
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## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

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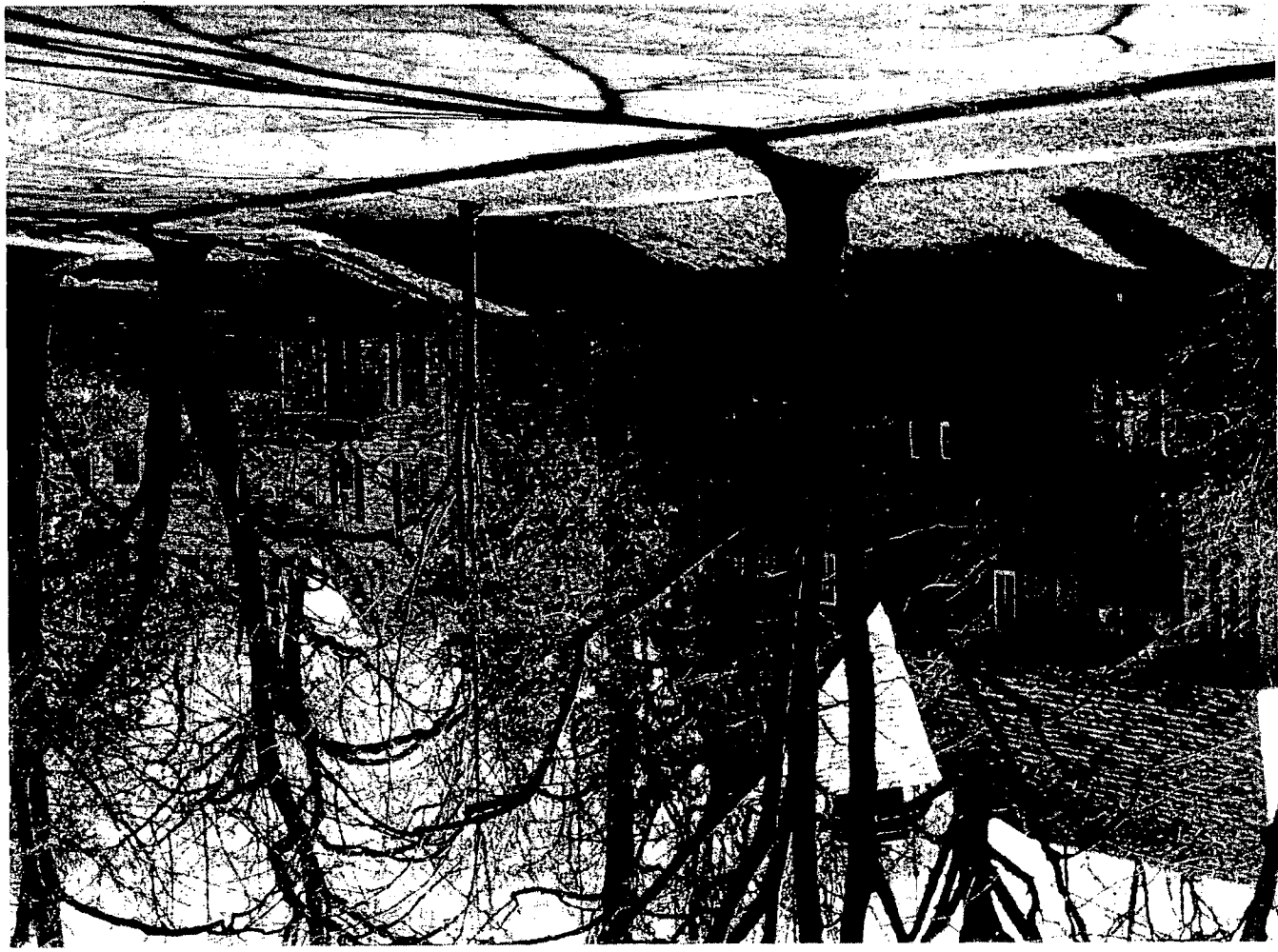
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Able Residence 14 West Irving Street, Chevy Chase Village

Site Photo



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STATE 301  
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May 3, 2006



Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

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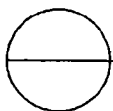
GTM CONSULTANTS, INC.  
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May 9, 2006

Site Photo  
Able Residence 14 West Irving Street, Chevy Chase Village



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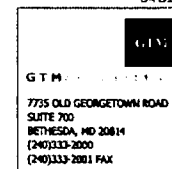


## Site Photo

Able Residence, 14 West Irving Street, Chevy Chase Village

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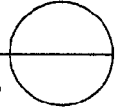
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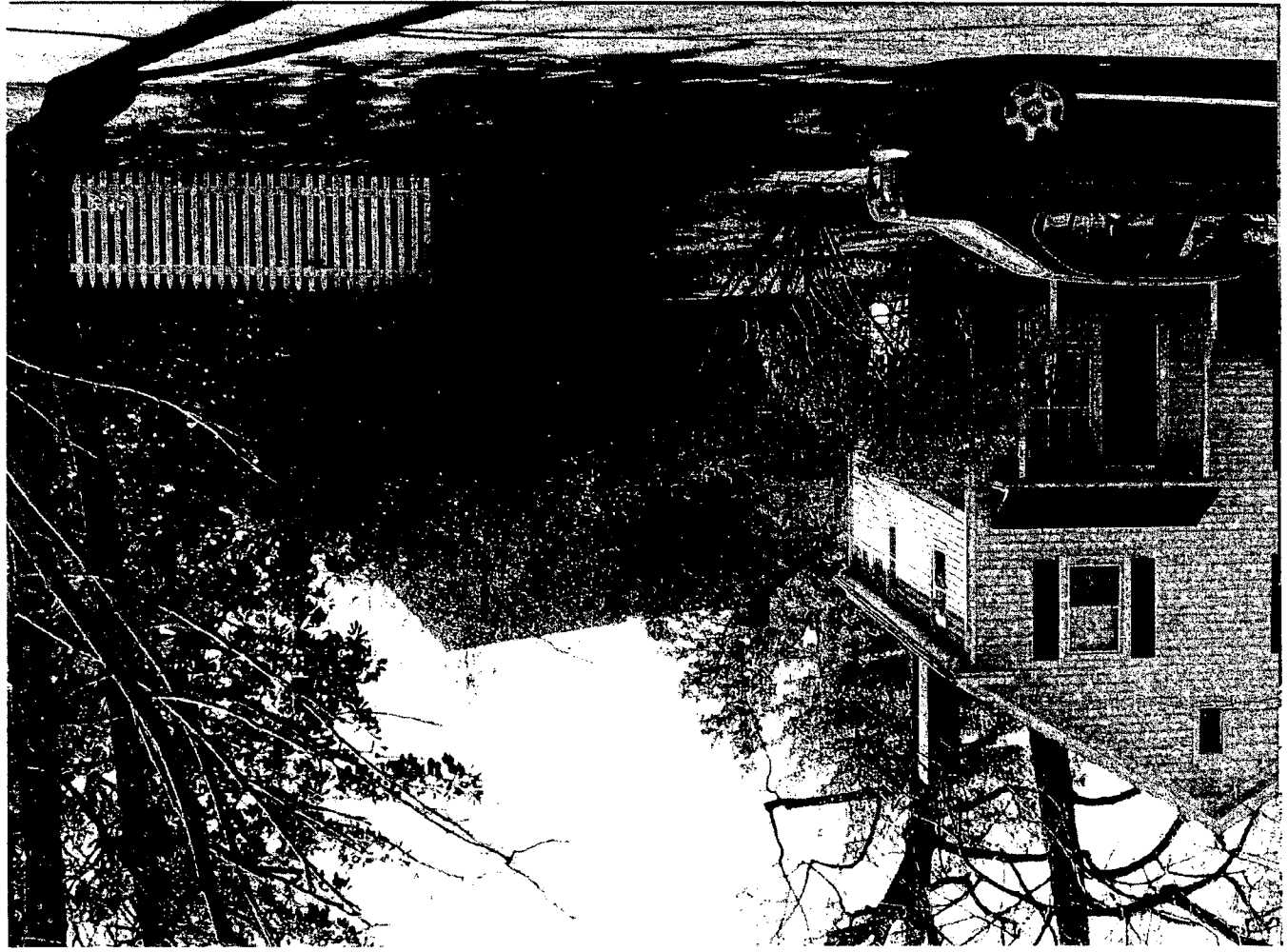


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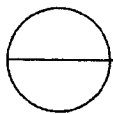


# Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village



04-0256  
G T M  
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SUITE 200  
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May 3, 2006



## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

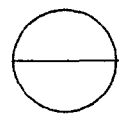


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May 9, 2006



## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

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May 9, 2006

1 MS. OAKS: This preliminary consultation is for a  
2 non-contributing resource within the Chevy Chase Village  
3 Historic District. The subject property is at 14 West  
4 Irving Street in Chevy Chase. Before I get too far along, I  
5 will remind you that I did send you an email this week  
6 clarifying some areas of the staff report that I want to  
7 make sure that we enter into the record.

8 Also, you did receive in your work session the  
9 Chevy Chase Village Manager email of June 2nd, and the LAP  
10 email of June 7. The current proposal in front of you is to  
11 demolish the existing house and to construct a new house.  
12 They are also proposing to abandon the existing curb cut and  
13 to install a new curb cut that measures, -- a new curb cut  
14 with a new parking pad which measures 20 by 20 and that was,  
15 as I mentioned, was a typographical error in your staff  
16 report. That was in your email.

17 The pertinent guidelines that you use to evaluate  
18 non-contributing resources and new construction are  
19 identified on Circle 2 for your review. Your main  
20 objectives when you review demolition of non-contributing  
21 resources and new house construction are to ensure that the  
22 change will not have a negative impact on the open space and  
23 the park like setting of the district. And also to make  
24 sure that it's compatible with the other historic resources  
25 in terms of setbacks, massing, scale, proportion, height and  
26 materials.

1           We evaluated the proposed new construction and we  
2 have identified that it will not exceed the height of the  
3 adjacent house. The house is being sited on the property in  
4 the same location as the previous house that is proposed to  
5 be demolished. So there will not be any difference in the  
6 front yard setback.

7           I will note that the new house will be larger in  
8 width than the previous house, which will result in a loss  
9 of about four feet from the original eastern side yard  
10 setback, and approximately 11 feet on the western side yard  
11 setback, and again that was the clarification from your  
12 email.

13           Staff's main concern on the proposed plan is not  
14 actually the demolition and new construction. We feel that  
15 the design is very compatible with the existing streetscape.  
16 Are very excited about the proposed material. They are  
17 compatible with all of the materials that we find in the  
18 historic district. The proposed style is a neo-colonial  
19 architecture, and so that's certainly very compatible with  
20 what we see in the district, and certainly that's not  
21 something that we generally require is a replicative, but  
22 certainly would fit in.

23           What we are concerned about the proposed curb cut,  
24 new curb cut and also the proposed parking pad. The  
25 existing curb cut, as you can see in the photo in front of  
26 you is to the left of the existing house. And

1 unfortunately, as you have in your Chevy Chase Manager  
2 email, they are not recommending to keep that existing curb  
3 cut. The tree that you can barely see in this picture on  
4 the left hand side, this existing curb cut is basically  
5 damaging this tree and so the arborist has said he wants the  
6 curb cut changed.

7           So they do want to see it moved to another  
8 location and that was identified in the email. So the  
9 question is, where and how big that should be? The Village  
10 Manager has state, again in the email, that anything beyond  
11 15 foot wide on the property requires a variance, so this  
12 current proposal would require a variance, and staff is  
13 rather concerned with the 20 by 20. We think that given the  
14 fact that the front yard is so small, using that amount of  
15 hard surface is problematic.

16           So with that in mind, we are recommending that the  
17 applicant look at alternatives for that driveway, and come  
18 back with something more compatible to open the open space  
19 in the front yard, and if that's achieved and meets the  
20 Chevy Chase Village guidelines for driveway, we would  
21 encourage a historic area work permit to be filed. And I  
22 will briefly kind of show you the streetscape.

23           If you will note on your handout, the applicant  
24 has provided you 11 by 17 handouts. I had asked him to do a  
25 kind of streetscape view of a footprint, and also the  
26 existing and proposed footprint in a little larger scale so

1 you can have a better view of that. So make sure that's  
2 entered into the record. Also, you received in the work  
3 session, I identified as map to correspond with the  
4 PowerPoint presentation for the preliminary, and I just  
5 thought it would be helpful because I have identified on the  
6 PowerPoint the addresses of each of the houses so you can  
7 kind of get a sense of where they are in relationship to  
8 this house.

9 So again, this is the subject resource. A side  
10 view. Here's a view looking back towards the rear yard from  
11 the driveway. This is looking at it from across the street.

12 And this is 12 West Irving, which is the house to the left  
13 of the existing house, of the proposed subject house. Now  
14 we're going to move to the right and the subject house. And  
15 this is 15 Magnolia, which you can see on your plan.

16 Just standing at that fence at 15 Magnolia and  
17 looking down West Irving. And this is standing more in  
18 front of the subject resource and looking down West Irving.

19 This is standing next to the left hand side house at 12  
20 West Irving and looking down towards Magnolia.

21 MS. O'MALLEY: So that hedge row would be where  
22 driveway is going to be?

23 MS. OAKS: The hedge row is on the property line  
24 between the two properties, I believe. I can have them  
25 clarify that for you. But I believe that's on the property  
26 line. This is 8 West Irving. This is an outstanding

1 resource. 4 West Irving, this is farther down the street,  
2 it's a contributing resource. Seventeen, this is across the  
3 street and diagonal, it's a non-contributing. Fifteen, this  
4 is directly across the street, it's a contributing.  
5 Thirteen, non-contributing. Eleven, outstanding resource.  
6 Nine, contributing. Five, contributing. Three,  
7 outstanding. And 1, contributing. Those are all on the  
8 opposite side of the street.

9           And the applicant and his architect are here, and  
10 I'll be happy to entertain any questions you might have.

11           MS. O'MALLEY: Any questions for staff? Would the  
12 applicant come up, please.

13           MS. ALDERSON: I just had one question. That  
14 parking is very sympathetic to me and it's well scaled and  
15 it's nice to get easy to read elevations and easy to read  
16 prospectus, it makes our job easier. Why not just, but if  
17 you like to have room for two cars or three cars or four  
18 cars, run them up a side driveway in the normal manner so  
19 that the front yard doesn't have to have cars in it?

20           MR. ABEL: We just are trying to get a lot of, or  
21 trying to get a reasonable house onto this very small  
22 property.

23           MS. ALDERSON; You can't fit a side driveway here?

24           MR. ABEL: In looking at the floor plans, even  
25 taking, right now the side setbacks are 7 feet. Increasing  
26 them to 9 or even 10, it doesn't seem like that would be a



1 big deal, but a piece of property this tight, taking one or  
2 two feet out of any of those rooms pretty much sort of takes  
3 a vertical slice of program out of the house.

4 MS. ALDERSON; You can't smidge the house one way  
5 or the other to get more -- it just seems very  
6 unconventional. I know that we recently approved an  
7 application from Takoma Park to remove, it is going back and  
8 removing front parking pads because they're considered  
9 unacceptable. It's not something we would ever approve. So  
10 we're looking at what are the other ways that we could get a  
11 car in there.

12 MR. ABEL: Right. And if it weren't for the fact  
13 that the county requires two off street parking places, we  
14 wouldn't even be showing a parking pad at all. But it's  
15 just a matter of what we can get approved before we have to  
16 go to get a variance from the county to do --

17 MS. ALDERSON: Seek a shared driveway. What about  
18 that possibility? I guess that's the other, -- where I've  
19 seen properties in that configuration, not the ideal  
20 situation, but that's what we've seen.

21 MR. FULLER; I guess staff indicated that to do  
22 this you would need a variance as well.

23 MR. ABEL: We're going to get a variance from  
24 Chevy Chase Village and --

25 MR. FULLER: Not from the county?

26 MR. ABEL: Not from the county. And recently

(52)

1 they've had a project on the boards that from my  
2 understanding is going to go into the record Monday night to  
3 approve a 20 foot curb cut on another property in Chevy  
4 Chase Village.

5 MR. FULLER: Could the second pad be shown more as  
6 simply strips or something to that effect with a single 10  
7 foot wide drive that is set up as the practical one and  
8 create the other one is whether it be grasscrete or whether  
9 it be strips, not something that you're really intending to  
10 use, but something that you could get approved from the  
11 county as meeting your needs of a second parking space.

12 MS. ABEL: I think that's definitely the way that  
13 we're going to end up articulating this two car parking pad  
14 with either coming in with a 15 foot, which is what they  
15 allow, and then doing the next five foot in either brick  
16 pavers that tie into the sidewalk and into the walkway, or  
17 you know, perhaps using one of the permeable pavers, like  
18 you said to kind of keep that open grass area.

19 MS. ALDERSON: I think pavers are a great idea.  
20 Because they're also in an earth tone. That could make a  
21 great difference.

22 MR. FULLER: Yes, I guess my comments are, in  
23 general, I'm not in favor of seeing something built building  
24 restriction line to building restriction line, but it is a  
25 small site and, you know, I think as mentioned previously,  
26 your articulation of your elevations is, works to try to

1 diminish it. If you were to try to run the driveway past  
2 that, I assume you're going to have to probably take at  
3 least another 5 or 6 feet off the house because you've got  
4 about a 3 foot setback for your driveway to the property  
5 line, and then you have to have 9 foot for the drive and  
6 then another couple feet. It would be a substantial whack  
7 out of the house.

8 MR. ABEL: It sure will.

9 MR. FULLER: So I don't think that really works as  
10 a solution, unless you really drop something from the  
11 program. So I guess, I would echo staff's opinion that,  
12 from my perspective, the house is basically there. It's  
13 just a question of solving the parking.

14 MS. O'MALLEY: Are you saying 15 is required?

15 MR. ABEL: Fifteen's allowed for maximum driveway  
16 width in Chevy Chase Village.

17 MS. O'MALLEY: So if you had a 10 foot one for the  
18 one car and then the rest was something else for the other  
19 car.

20 MR. ABEL: The width that we're proposing is 20  
21 feet.

22 MS. ALDERSON: Well that's the minimum.

23 MR. ABEL: Right.

24 MS. ALDERSON; The one other thought I had, I  
25 think two things that will help to soften this so it doesn't  
26 quite think that Takoma Park is demolished, one is either a

(5A)

1 brick or a paver that's in an earth color to blend with  
2 brown, and the other is don't make it square. Contour it,  
3 and you work landscaping into it so that it looks like it's  
4 part of a landscape plan. And maybe integrate it with a  
5 walkway system.

6 MR. ABEL: That's great. Yeah, definitely.

7 MR. BURSTYN: And one also possibility is to do,  
8 well, actually, anything but black asphalt.

9 MR. ABEL: Oh certainly.

10 MR. BURSTYN: I was thinking of street prim where  
11 you can actually paint it and it looks like cobblestones.

12 MS. O'MALLEY: Well, you would come back with a  
13 proposal on that with your --

14 MR. ABEL: Certainly.

15 MS. O'MALLEY: And what about, do we want to  
16 address the house itself then?

17 MS. ANAHTAR: I have a question. If you didn't  
18 demolish the house, if you had to redesign it, keep the  
19 existing footprint and just add and use the same, and keep  
20 the footprint, then would you need to provide two parking  
21 spaces?

22 MR. ABEL: Regardless of, if we went through a  
23 renovation program, in order to get it up to the same sort  
24 of size and scope of house, we'd have to do a substantial  
25 renovation to it which would --

26 MS. ANAHTAR: But you're not increasing it for

1 more -- right?

2 MR. ABEL: We probably would. In the feasibility  
3 studies that we had adding onto the right hand side of it  
4 and going up.

5 MS. ANAHTAR: That's not what I see here. I mean,  
6 this is your existing footprint, correct?

7 MR. ABEL: Uh-huh.

8 MS. ANAHTAR: And you're just increasing it this  
9 much basically. It's not more than 50 percent.

10 MR. ABEL: No.

11 MS. ANAHTAR: Just an idea.

12 MR. ABEL: It's addition, from my understanding if  
13 you do a 50 percent addition in renovation, you would be  
14 gutting the entire house at that point in order to bring it  
15 up to standard.

16 MR. FULLER: That's somewhat a subjective  
17 calculation. It's actually typically done by the value of  
18 the property, and when you have a lot of people throw their  
19 property into their values and be able to substantiate it,  
20 that's only if you want to go that route.

21 MS. O'MALLEY: This house was built in 1941?

22 MR. ABEL: Yes.

23 MR. FULLER: I guess the other issue that would  
24 work against you is what probably will prohibit you from  
25 doing it since the building currently sits over the  
26 setbacks, it's a non-conforming building and you can't

1 increase the size of a non-conforming, so that actually  
2 probably kills it.

3 MS. O'MALLEY: Well I appreciate that you've tried  
4 to figure out a way to protect the tree along the driveway  
5 by not putting a basement in there. It would be hard to  
6 keep your equipment away from those roots, as well.

7 MR. ABEL: To town of Chevy Chase Villages are  
8 extremely rigorous with their submittals for demolition and  
9 construction methods and means. So we've got a long road  
10 ahead of us before we really get to actually put a shovel in  
11 the ground.

12 MS. OAKS: And the arborist is on staff, and they  
13 periodically check the construction sites. They're pretty  
14 active in that regard. It's the great thing about having an  
15 arborist on staff.

16 MS. O'MALLEY: And I do like the way that you've  
17 stepped it down toward that lower house on the next street.

18 MR. ABEL: Since we are in no danger of  
19 encroaching on the size of the house on the other side, we  
20 figured we'd take it down in that direction.

21 MS. O'MALLEY: So are you, is your top ridge of  
22 the higher part higher than the house to your right? The  
23 downhill house?

24 MR. ABEL: The ridge is, my guesstimation, maybe a  
25 couple fee higher than the house to the right. The highest  
26 point of our house.

1 MS. O'MALLEY: Any comments on style, design,  
2 fitting in with the neighborhood?

3 MR. BURSTYN: Well, that's a good segway, fitting  
4 in with the neighborhood. Usually, we're of course always  
5 faced with people who want to put on additions that are much  
6 too large. Mansionization is discussed. And in this case,  
7 with the staff presentations, the existing houses on the  
8 street, it looks like now what you're trying to do is play  
9 catch up with the rest of the houses on the street instead  
10 of surpass them. So I don't have any problems with it. I  
11 think it'll hopefully look nice when you complete the job.

12 MR. FULLER: Have you talked to your attorneys?  
13 I'm sorry, have you talked to your neighbors?

14 MR. ABEL: Yes.

15 MR. FULLER: And their attorneys.

16 MR. ABEL: I'm sure as we move forward and we get  
17 before Chevy Chase Village to get those approvals, we'll get  
18 a little bit more neighborhood activity and involvement.

19 MS. O'MALLEY: It is a large house, and it will  
20 block some of the view that currently is available to the  
21 street.

22 MR. ABEL: Not an awful lot more, but sure. It's  
23 a little bit larger in that sense.

24 MS. ALDERSON: Of course, it's not a view of the  
25 river. I think it's going to be a welcome neighbor. And  
26 I'll live the details to the others. If you'd like an

58

1 example that might help give you ideas as you're struggling  
2 with the parking, two vintage examples. If you're up that  
3 way sometime in Takoma Park at Tulip and Cedar, the property  
4 that the founder, where the founder built his house.

5           Actually it's a, most of what's there now is 20th  
6 Century. Probably the paving is original, even the sidewalk  
7 is original, and the house next to it also has brick. Both  
8 of these have brick paving, and they have these antique  
9 paver sidewalks. It's a nice mix, just to get ideas.

10           MS. O'MALLEY: And I had a last question about the  
11 synthetic stucco. I'm not familiar with that material.

12           MR. ABEL: I'm not really sure where the synthetic  
13 stucco kind of came from. I'm not sure that that's what we  
14 had written on our drawings. But it would be a standard  
15 stucco. We're not proposing driveit or anything like that.

16           MS. O'MALLEY: I wouldn't think. Any other  
17 suggestions or comments from Commissioners?

18           MS. ANAHTAR: Yes. I think I'm obsessed with  
19 aligning the windows. The tower in the back, is it possible  
20 to align the window that's on the third level with the  
21 others?

22           MR. ABEL: Well there's -- one of the reasons that  
23 we do those 3D views as well is sure, we could align the  
24 window in the tower, but then it throws the sort of, as the  
25 tower moves up the house and breaks up into the top of it,  
26 we always look at, you know, is it more important to center



1 up the windows or is it more important to get that top  
2 window in the center of the tower? And looking at in 3D,  
3 which has been a remarkable tool for us, as you walk around  
4 the house with the size of the yard, that relationship, one,  
5 two, three windows, it's not as, it didn't seem to be as  
6 important to us as getting that window centered up in the  
7 top and having it centered in the improvements up there,  
8 which I think is just the benefit.

9 MS. ANAHTAR: I understand that, but not only  
10 different shape, different height, but also it's not  
11 balanced either. I don't think it's me. I would prefer  
12 they were aligned.

13 MR. ABEL: I'll definitely make a note of that.

14 MS. O'MALLEY: Any other comments?

15 MR. BURSTYN: Yes, I would just like to, I guess,  
16 Circle 19, when Commissioner Anahtar brought up that, I  
17 guess it's hard to see this middle roof peak or gable  
18 because I guess it's the same one that shows on 20, correct?

19 MS. OAKS: Yes.

20 MR. ABEL: Yes.

21 MR. BURSTYN: So 20 is better because it doesn't,  
22 it's not higher than the rest of the roof.

23 MR. ABEL: Correct. Actually, there should be a  
24 flat, there's that flat on elevation of that, that we were  
25 just looking at. That shows that that's how our piece does  
26 not come higher than the main mass.



1 MS. OAKS: Circle 12.

2 MR. BURSTYN: I would ask the architects on the  
3 commission whether, because I always defer to their  
4 judgment, whether that roof should have an open, what you  
5 call an open gable like the little dormer window on the left  
6 in the roof on the right, or is it better to do it the way  
7 they have it done?

8 MR. FULLER: I guess some of this is a non-  
9 contributing resource from the rear. I'm not sure, we're  
10 getting into an awful lot of detail. At some point we have  
11 to defer to the architect on the job.

12 MS. ALDERSON: And I don't have any problem with  
13 it. It is within the roof lines. It's not trying to be  
14 pusedo Victorian or anything, and I don't have a problem  
15 with adding some interest to the mass.

16 MS. O'MALLEY: All right. Well I think you have  
17 some of our thoughts.

18 MR. ABEL: Thank you. Yeah, I think we got some  
19 really good feedback here.

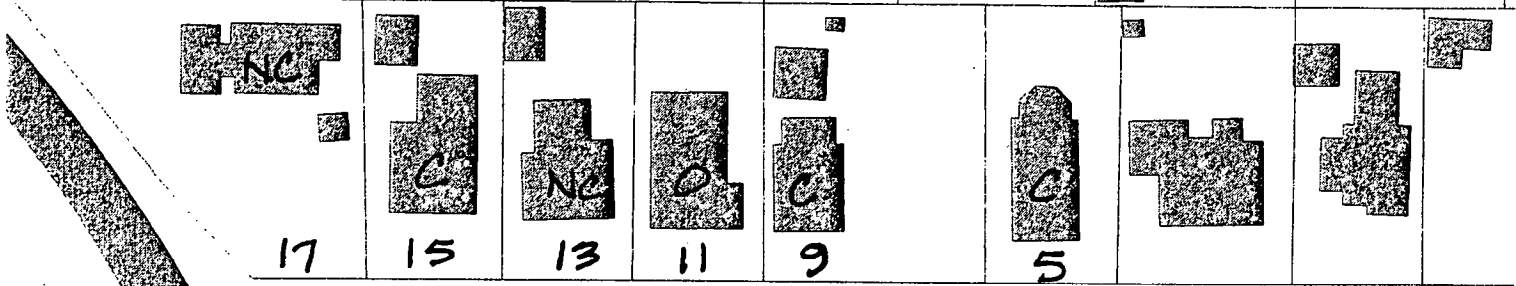
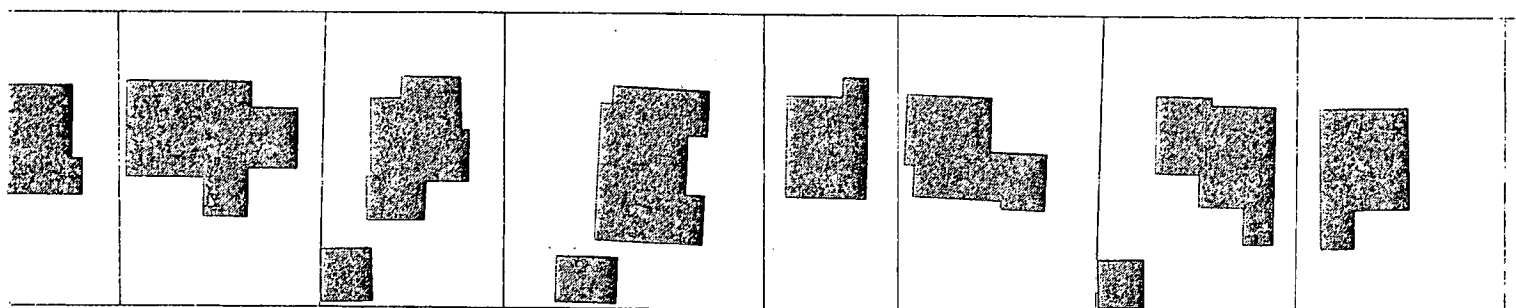
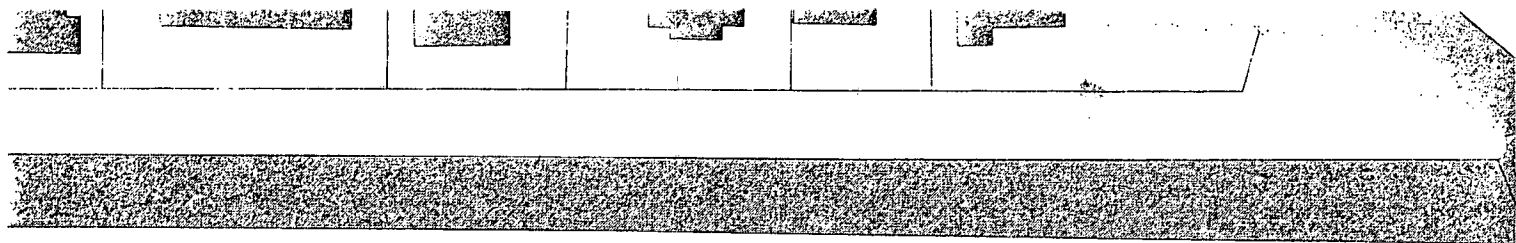
20 MS. O'MALLEY: Look forward to seeing you again.

21 MR. ABEL: Thank you very much.

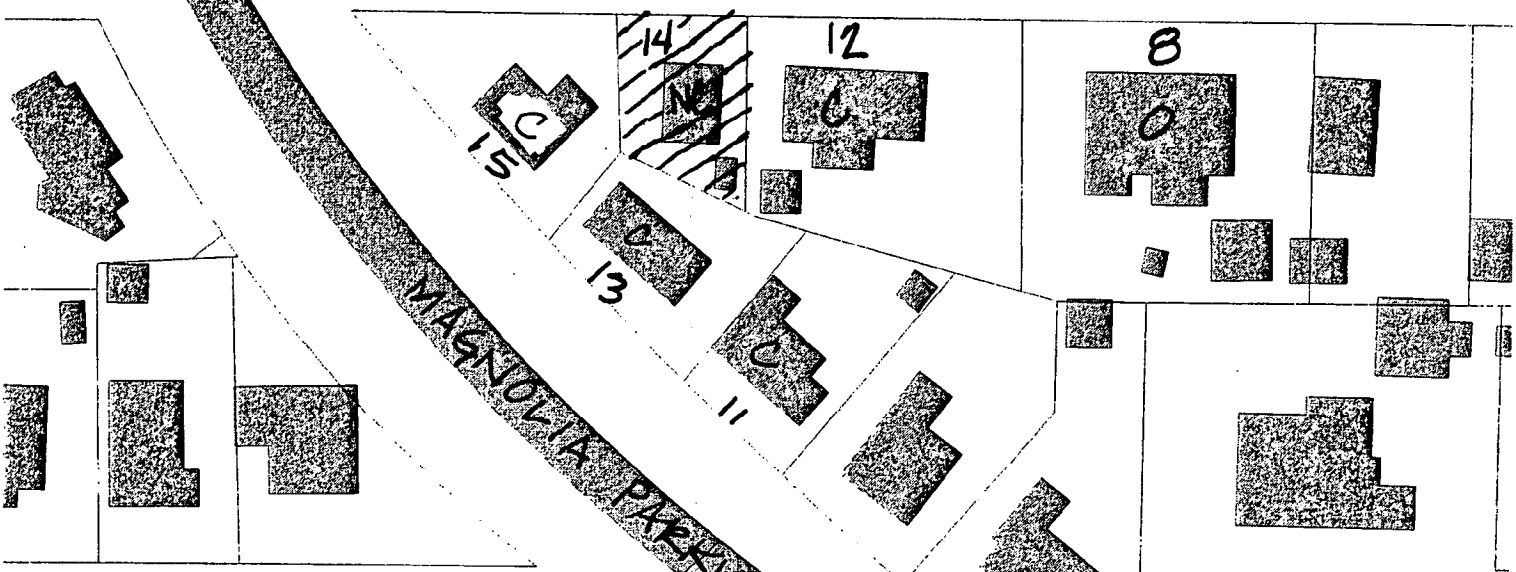
22 MS. O'MALLEY: Uh, let's see. We've got tax  
23 credits. We'll do the tax credits very quickly. I actually  
24 have reviewed them myself. I didn't find any that seemed to  
25 be unusual.

26 MS. TULLY: This is the second group of tax

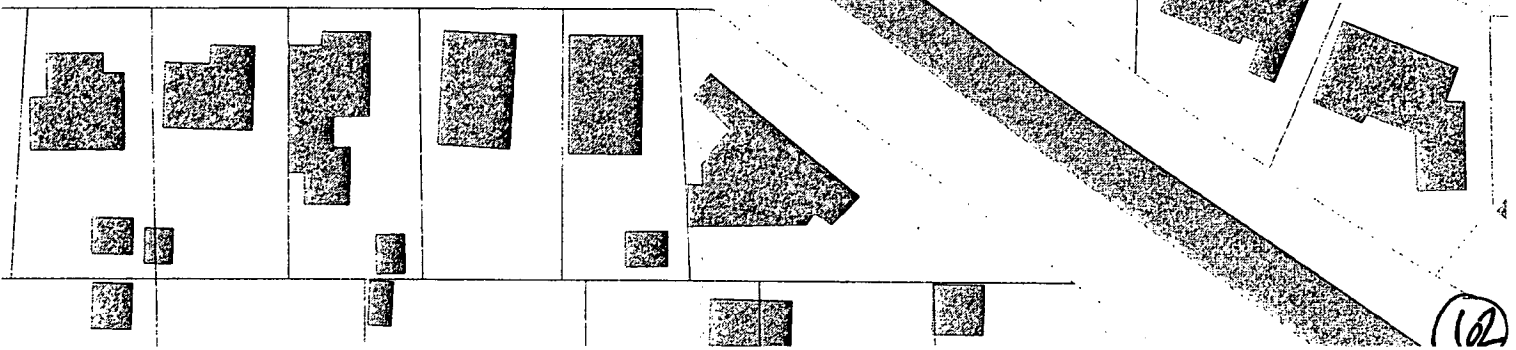
(26)



WEST IRVING STREET



HESKETH STREET



**Invisible Structures, Inc.**  
State of the Earth Innovation

**Beach 2 Drain 2 Grass 2 Grasspave2 Rain 2 Slope 2**

**Downloads GreenBuilding/LEED™ Stormwater Management Sales/Support FAQs Project Profiles About Us**

Tech Specs      Grasspave2 Brochure      Design Details      Project Profiles      Large Rolls      Installation (Flash)  
Data Sheet      Competitive Advantages      Material Safety      Hydrogrow      Roll Sizes      Sand Root Zone

# Grass 2

## Porous (permeable, pervious) Pavement System

### Description:

Grasspave<sup>2</sup> porous paving allows you to park, drive, walk, ride, or lounge on a beautiful grass surface. It performs the functions of asphalt or concrete pavement, but with the aesthetics of a lawn – all while enhancing the environment.

Grasspave<sup>2</sup> is a structure which provides incredible load bearing strength while protecting vegetation root systems from deadly compaction. High void spaces within the entire cross-section enable excellent root development, and storage capacity for rainfall from storm events. Stormwater is slowed in movement through and across Grasspave<sup>2</sup> surfaces, which deposits suspended sediment and increases time to discharge. Suspended pollutants and moderate amounts of engine oils are consumed by active soil bacteria, which are aided by the system's excellent oxygen exchange capacity.

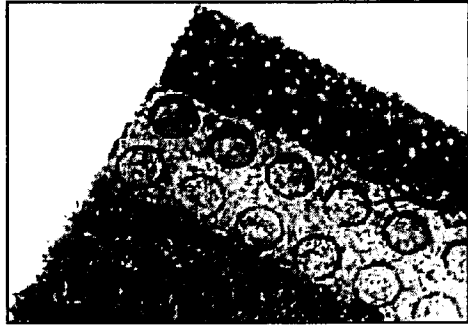
CSI No. 02765

### Benefits of the Grasspave2 porous paving system:

- Pervious Load Bearing Surface
- Stormwater Pollution Filtration and Treatment
- Airborne Dust Capture and Retention
- Heat Energy Reflection Reduction, "Cool" Surface
- Tree Growth within Parking Areas

### Applications Include:

- Overflow Parking (see Parking Delineation)
- Firelanes (see Delineation)
- Event Parking
- Driveways
- Employee Parking



The Grasspave<sup>2</sup> porous pavement system is comprised of a sandy gravel base course. Hydrogrow polymer-fertilizer mixture, the Grasspave<sup>2</sup> ring and grid structure, sharp concrete sand, and grass seed or sod.

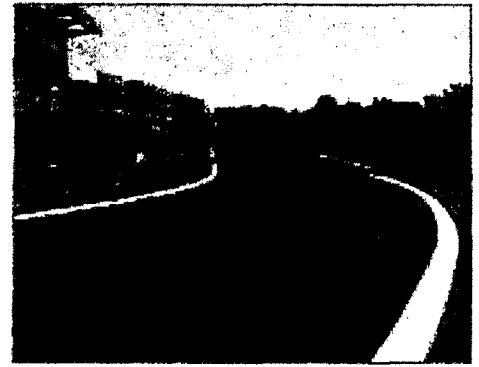
Watch our New Video "Grasspave2 and Gravelpave2: A Better Solution!"  
Outlining the benefits of porous paving and permeable surfaces.

63

- Utility Access
- On-street Parking
- Pedestrian Access
- Handicap Parking
- Emergency Access
- Infiltration Basins

**Size:**

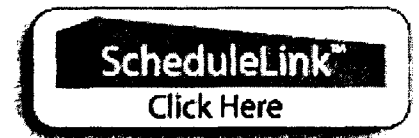
Manufactured in 1 square meter units (3.3' x 3.3') or quarter-meter units (1.65 feet x 1.65 feet) and assembled into rolls. Please view our Roll Chart for dimensions.



The Grasspave<sup>2</sup> porous pavement system was used at the Sabre Center in Grapevine, TX. Grasspave<sup>2</sup> was used as a firelane and green space. Grasspave<sup>2</sup> helped Sabre earn LEED™ points. Find out how ISI products can earn multiple LEED™ points for your development.

**Schedules and Specs:**

Use this third party system to help with schedules and specs.



Reliant Stadium, home of the *Houston Texans*, has the world's largest engineered grass porous pavement system at 317,000 sq ft. View this [project profile](#).



Grasspave<sup>2</sup> is perfect for automobile display areas, such as this one in Red Wood City, CA., because of its beauty and high compressive strength. View this [project profile](#)



Grasspave<sup>2</sup>'s high compressive strength, 5721 psi, make it perfect for green firelanes. A firetruck outrigger will exert only about one-fifth of capacity. Visit our [project profiles](#) (put "fire lane" in application field) and view over 70 applications.

04

**Oaks, Michele**

---

**From:** George Myers [gmyers@GTMArchitects.com]  
**Sent:** Wednesday, April 18, 2007 3:52 PM  
**To:** Oaks, Michele  
**Subject:** FW:



2007041810233081  
2.pdf

Michele- I met w/the arborist and Mr. Biddle @ Chevy Chase Village today, and they are fine with the location of the house. They were confused- they thought the new house was going out past the existing house in the rear- which it is not. In any case, I have attached a revised site plan showing the driveway moved to the other side per their request. The existing curb cut cannot be repaired because it is next to a big tree, so they want to remove it and build a new one @ the other side of the lot- this is fine w/us. The curbcut will still be a single car wide, with the grass crete for the other car (same as before, just on the other side). We have also removed any indication of a new patio in the rear. If the owners decide they want a patio, they need to coordinate w/the village arborist, etc . to not hurt the tree. Let me know if you need anything else. Thanks,  
george

-----Original Message-----

**From:** 7thFl-Pdf@gtmarchitects.com [mailto:7thFl-Pdf@gtmarchitects.com]  
**Sent:** Wednesday, April 18, 2007 10:24 AM  
**To:** George Myers  
**Subject:**

This E-mail was sent from "RNPB21E6E" (DSm620d).

Scan Date: 04.18.2007 10:23:30 (-0400)  
Queries to: 7thFl-Pdf@gtmarchitects.com

III-A

**Oaks, Michele**

---

**From:** George Myers [gmyers@GTMArchitects.com]  
**Sent:** Tuesday, April 24, 2007 9:57 AM  
**To:** Oaks, Michele  
**Cc:** tom.bourke@whihomes.com  
**Subject:** RE: 14 W Irving

Michele/Tom- Tom is correct on the width of the house- 45'-8". The lot width is 60 feet, lot size is 4650sf. The new house footprint is approx. 1300sf (28% lot coverage). The existing house footprint is approx. 975sf (including the large cantilevered addition on the east side), and current lot coverage is approx. 21%. The proposed new house meets all County and Village development limitations-setbacks, lot coverage, height, etc. Let me know if you need more info.

Thanks, george

-----Original Message-----

**From:** Oaks, Michele [mailto:Michele.Oaks@mncppc-mc.org]  
**Sent:** Tuesday, April 24, 2007 7:55 AM  
**To:** George Myers  
**Subject:** FW: 14 W Irving

George,

Can you give Tom Bourke this information? See his e-mail below...

Thanks

---

Michele Oaks, Planner Coordinator  
 Historic Preservation Section  
 Montgomery County Department of Planning  
 Maryland-National Capital Park and Planning Commission  
 1109 Spring Street, Suite 801  
 Silver Spring, MD 20910  
 (301) 563-3400 (phone)  
 (301) 563-3412 (fax)  
[michele.oaks@mncppc-mc.org](mailto:michele.oaks@mncppc-mc.org)  
[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

-----Original Message-----

**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [mailto:tom.bourke@whihomes.com]  
**Sent:** Monday, April 23, 2007 11:48 AM  
**To:** Oaks, Michele  
**Cc:** Bob Elliott; Bourke email file; FeldmanGS@aol.com; abjdoe@gmail.com; Jacobs c/o angela muckenfuss; r.marshes@verizon.net; Stephens, Betsy; Wellington, P. (ccv)  
**Subject:** FW: 14 W Irving

Michele - can you tell me how wide the proposed house for 14 W Irv will be?  
 It looks to me like page 17 shows a 60' lot, minus 2 side yards of 7'2" each = 45' 8" (which ties to

**Oaks, Michele**

---

**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]  
**Sent:** Wednesday, April 25, 2007 9:41 AM  
**To:** Fothergill, Anne; Oaks, Michele  
**Cc:** Bob Elliott; Bourke email file; FeldmanGS@aol.com; abjdoe@gmail.com; Jacobs c/o angela muckenfuss; r.marshes@verizon.net; Stephens, Betsy; Wellington, P. (ccv)  
**Subject:** 14 W Irving St

LAP comments for 4/25/07 hearing:

14 W Irving St  
Abel Residence  
Non-contributing resource

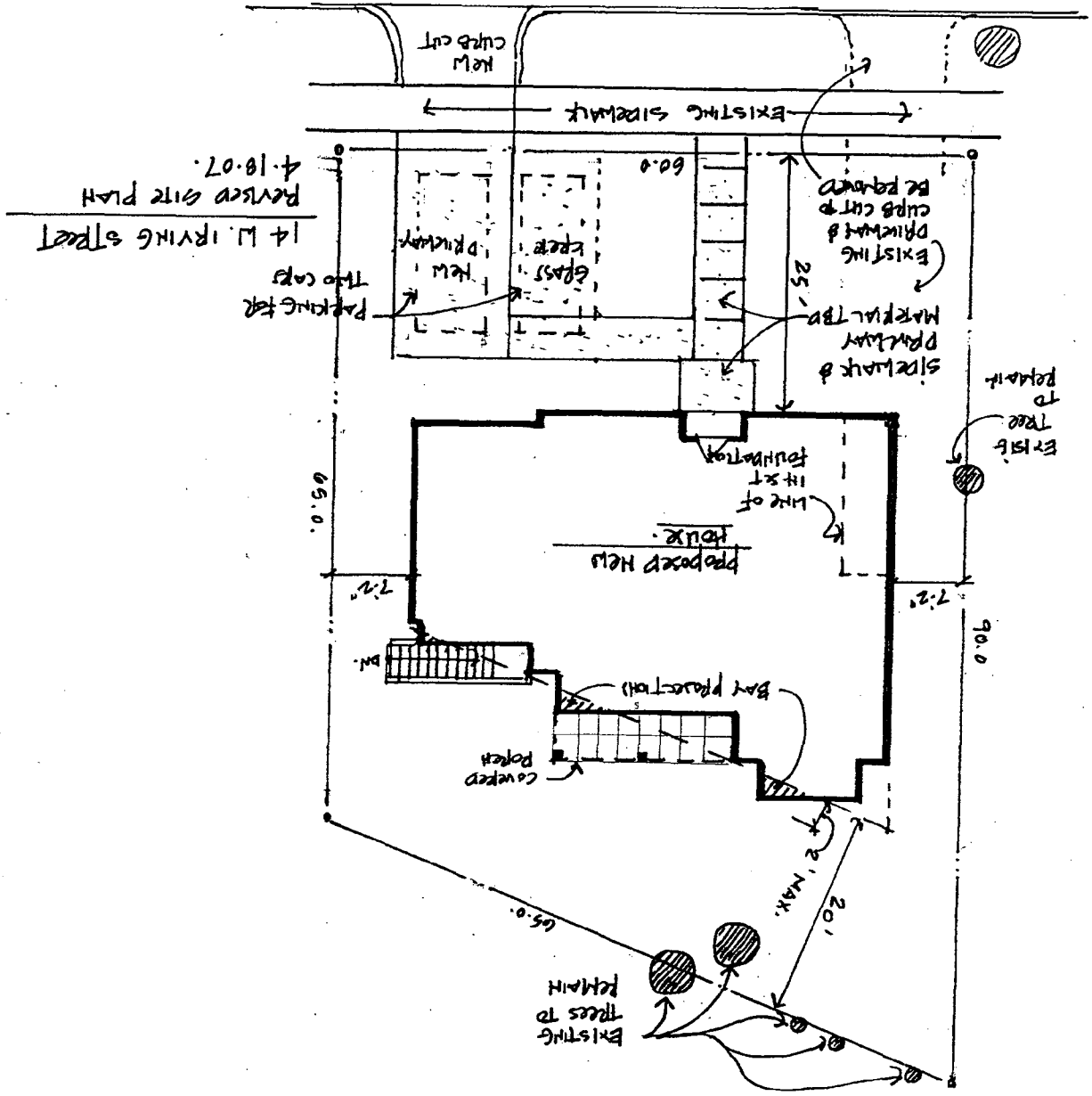
The LAP unanimously concurred with the staff recommendation to demolish the existing house and construct a new one.

There was some confusion on our part in reading the Staff report, but Staff has confirmed that the width of the house will be 45'-8" and " The lot width is 60 feet, lot size is 4650sf. The new house footprint is approx. 1300sf (28% lot coverage). The existing house footprint is approx. 975sf (including the large cantilevered addition on the east side), and current lot coverage is approx. 21%. The proposed new house meets all County and Village development limitations-setbacks, lot coverage, height, etc." Therefore we are comfortable with our recommendation for approval.

LAP concurs with staff recommendations on 4 Newlands St and 14 Oxford St

Submitted for the LAP by  
Tom Bourke, Chair





**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	14 Irving St, Chevy Chase	<b>Meeting Date:</b>	4/25/2007
<b>Resource:</b>	Non-Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	4/18/2007
<b>Applicant:</b>	Chris & Patricia Abel (Robert Lach, AIA)	<b>Public Notice:</b>	4/11/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-07M	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	House Construction		

**RECOMMENDATION:** Approve with Conditions

**RECOMMENDATION:**

Staff is recommending that the Commission approve this Historic Area Work Permit (HAWP) application with the conditions that:

1. The proposed porous grass pavement system will be the variety that allows for a more lawn aesthetic such as Grasspave 2, or comparable.
2. The applicant will work with the Chevy Chase Village arborist to develop the tree protection plan for this project. This plan will be implemented prior to any work beginning on the property.
3. The proposed patio to be located in the rear yard will not extend beyond the southernmost rear bay projection.
4. The applicants will work with the Chevy Chase Village Manager to modify their rear foundation wall design to be in conformance with the Chevy Chase Village Ordinance and this design will be reviewed and approved by HPC staff.

**PROJECT DESCRIPTION**

<b>SIGNIFICANCE:</b>	Non-Contributing Resource
<b>STYLE:</b>	Modern
<b>PERIOD OF SIGNIFICANCE:</b>	Post 1941

The existing house is a two story, two-bay, gable-end roof dwelling with a shed roof entry portico. Currently, the lot contains a gravel driveway stretching along the east property line. The subject house is the last, West Irving facing, house before you reach Magnolia Parkway on the south side of the street.

**PROPOSAL:**

The applicants propose to:

1. Demolish the existing house and construct a new house on the subject lot. The new house’s design is a modern interpretation of the Colonial Revival style. The house will be clad in cement fiber or wood shingles, sheathed in asphalt shingles, and detailed with painted, wood windows with simulated, divided-lights flanked with painted, operable wood shutters.
2. Abandon the existing driveway and curb cut along the eastern side of the house and provide the required off street parking requirements Montgomery County Department of Permitting Services for new construction by keeping the current impression of a single car driveway intact, and creating a second parking space by paving it in “Grass-crete” or other similar porous paving system.
3. Installation of a patio in the rear yard.

**APPLICABLE GUIDELINES**

When reviewing demolition and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Chevy Chase Village Historic District Master Plan***

- Non-Contributing or Out-of-Period Resource: A resource which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource’s original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district’s primary historical and architectural context.
- Demolition of non-contributing/out-of-period resources should be permitted. However, any new building should be reviewed under the guidelines for new construction.
- The goal of new construction within the proposed historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent that period in which they are built. In is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the district. Unique designs, reflecting architectural excellence, which do not adhere strictly to traditional neighborhood practices, but are sensitive to, and compatible with the fabric of the community, should be supported. The key considerations in reviewing new construction should be the two paramount principals identified above –fostering the Village’s shared commitment to evolving eclecticism while maintaining its open park-like character.
- It is of paramount importance that the HPC recognize and foster the Village’s open, park-like

character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

***Montgomery County Code; Chapter 24A***

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

***Secretary of the Interior's Standards for Rehabilitation***

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The applicants have made slight changes to the design since the preliminary consultation these changes are:

**General**

1. The current driveway is being retained in its current location and with only a single width curb cut.
2. The proposed rear patio has significantly increased in size.
3. The house is being clad in shingles instead of stucco.
4. The footprint of the house has increased in the rear for two, new bay projections, see staff's mock-up of the site plan from preliminary consultation on page 16

### Front Elevation

1. The entry has changed from a side entry to a central entry.
2. An arched window has been added to the right section of the façade to detail the stairwell.

### Right Elevation

1. A triple window in the lower level has been changed to a single.
2. The arched windows in the gables have been changed to square.

### Left Elevation

1. All windows sizes have been changed in size.

### Rear Elevation

1. Rooflines have been changed from a single gable with “tower” to a double-gable connected to a hip roof massing.
2. A covered porch has been added into the program.

The Commission’s main objectives when reviewing demolition of non-contributing resources and new house construction within the Chevy Chase Village Historic District are to ensure that this change will not have a negative impact to the open-space and park-like setting of the historic district and that it will be compatible with the other historic resources and the surrounding streetscape in terms of setbacks, massing, scale, proportion, height and materials.

The proposed new house, once constructed on the lot, will not exceed the height of the adjacent house. The house is being sited on the property in the same location as the previous house being demolished; hence there will be no change to the front yard setback. The new house will be larger in width, than the previous house, which will result in a loss of 10’ in the original eastern side yard setback and approx. 32’ on the western side yard setback. This closeness is not a-typical within the district, as one can see in the side yard setback relationship between 9 West Irving and 11 West Irving across the street (see circle **02** ).

The main concern highlighted in the preliminary consultation discussion was the proposed plans for a double-car width, parking pad constructed in the front yard of the new house. Generally, the Commission does not support this type of parking within the district, as this is not compatible with the historic, established streetscape pattern found in the district. Unfortunately, as this house is a new construction, it is required to follow Department of Permitting Service’s new construction guidelines for off street parking, which requires two, off-street spaces. Generally, the majority of the homes in the district have single curb cuts that are located along a front side property line, which provides for a driveway to run along the side elevation of the house. The driveways sometimes terminate at a detached garage located towards the rear property line. This property currently has a curb cut and driveway along its eastern property line. The Commission encouraged the applicant to explore retaining a single, curb-cut and utilizing the use of an alternative surfacing material to for the additional required parking space. The new proposal retains the existing curb cut and proposes to utilize a porous grass pavement system for the

secondary parking space. We encourage the utilization of a system that provides for a more lawn like appearance, such as a Grasspave2 system, see attached on page 63 or comparable, as the traditional Grasscrete variety tend to not retain the grass surface and ultimately look like concrete grids in dirt.

The proposed material selections will be compatible with the existing house and the surrounding streetscape.

Staff has one main concern with the plan as submitted. The proposed design of the rear patio. The patio, as designed, significantly reduces the rear yard's greenspace, which compromises the historic district's historicity. One of the important elements of the district's designation was the village's unique "park like" character and the developer's choice of lot size, street and building design and placement to maximize open space. Retaining greenspace is crucial in preserving the integrity of the overall historic district. The staff recommendation is a significant reduction in the patio size, which commences at the rear elevation of the house, does not extend beyond the southernmost bay projection.

After staff discussed the project with the Chevy Chase Village manager, the manager decided he needed to discuss in more detail the proposed design with the applicant to ensure that the rear foundation wall was in conformance with the Chevy Chase Village codes. The meeting on this topic is scheduled after this report is being published. As such, if it is found that a reduction in the length of the addition is required to conform to the code, staff is recommending that the Commission support this change and provide staff the opportunity to approve an adjustment of the plans at a staff level.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: ROBERT LACH JR  
Daytime Phone No.: 240 333 2027

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: CHRIS & PATRICIA ABEL Daytime Phone No.: 301.365.2703  
Address: 8 MAGNOLIA PARKWAY, CHEVY CHASE MD 20815  
Street Number City Street Zip Code  
Contractor: NOT SELECTED Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: ROBERT LACH JR Daytime Phone No.: 240.333.2027

**LOCATION OF BUILDING/PREMISE**

House Number: 14 Street: W. IRVING  
Town/City: CHEVY CHASE Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 500,000  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] \_\_\_\_\_ Date: April 2, 2007  
Signature of owner or authorized agent

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 449456 Date Filed: 4/4/07 Date Issued: \_\_\_\_\_

6

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

NON CONTRIBUTING RESOURCE WITHIN THE  
CHEVY CHASE VILLAGE HISTORIC DISTRICT.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

DEMOLISH EXISTING HOUSE + CONSTRUCT A  
NEW SINGLE FAMILY HOME ON THE SUBJECT  
PROPERTY.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE AS THIS WILL BE PHOTOCOPIED DIRECTLY FROM THIS PAGE.

①



<b>Adjoining and confronting property owners</b>	
Mr. and Mrs. Frederick L. Bissinger Or Current Resident 9 West Irving Street Chevy Chase, MD 20815	Mr. and Mrs. David H. Bralove Or Current Resident 11 West Irving Street Chevy Chase, MD 20815
Mr. Michael S. Fistere Ms. Nancy J. Orvis Or Current Resident 12 West Irving Street Chevy Chase, MD 20815	Mr. and Mrs. Henry A. Dudley, Jr. Or Current Resident 13 West Irving Street Chevy Chase, MD 20815
Mr. Tom Buckwalter Ms. Sue Utterback Or Current Resident 15 West Irving Street Chevy Chase, MD 20815	Dr. and Mrs. Joel Rosenberg Or Current Resident 9 Magnolia Parkway Chevy Chase, MD 20815
Mr. and Mrs. Ralph C. Stephens Or Current Resident 11 Magnolia Parkway Chevy Chase, MD 20815	Mr. and Mrs. Richard D. Gluck Or Current Resident 13 Magnolia Parkway Chevy Chase, MD 20815
Mr. and Mrs. William A. Rivers Or Current Resident 15 Magnolia Parkway Chevy Chase, MD 20815	

# Memo

**To:** Historic Preservation Commission  
**From:** Robert Lach Jr.  
**CC:** Chris & Patricia Abell, File  
**Date:** 4/4/2007  
**Re:** Application for Historic Area Work Permit

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## **Enclosed**

Application for Historic Area Work Permit

Written Description of Project

Copy of email from Montgomery County DPS showing acceptance of parking solution

Copy of HPC Staff Report cover page with preliminary consultation recommendation

Copy of comments from the Local Advisory Panel of Chevy Chase Village for previous HPC meeting

Copy of email from Shana Davis Cook to Michele Oaks regarding previously proposed project

Existing & Proposed Site Plan \*

Plans & Elevations \*

Material Specifications

Photographs \*

Tree Survey

Addresses of Adjacent & Confronting Property Owners

Powerpoint Presentation on Compact Disc

\* Included in attached Powerpoint Presentation

## Written Description of Project

(paraphrased from HPC Staff Report of 05/31/06)

The existing house is a non-contributing resource of the Modern style dated in the Post 1941 era. This existing house is a two story, gable end roof dwelling with a shed roof entry portico. Currently, the lot contains a gravel driveway stretching along the east property line. The subject house is the last, West Irving facing, house before you reach Magnolia Parkway on the south side of the street.

### Proposal:

Demolish the existing house and construct a new house on the subject lot. The new house's design is a modern interpretation of the Colonial Revival style. The house will be clad in "hardi" or wood shingle, roofed with asphalt shingles, and detailed with painted wood simulated divided light windows flanked with painted and operable wood shutters.

Provide the required off street parking requirements of Montgomery County DPS (2 off street parking spaces) by creating a second parking space adjacent to the existing driveway curb cut. To keep the current impression of a single car driveway intact, this second parking space would be paved with "grasscrete" or other similar porous paving system.

## Materials Specifications

Roofing:	Asphalt Roof Shingles, to be selected
Trim:	Painted Wood
Gutters & Downspouts:	White "Ogee" aluminum gutters w/ rectangular downspouts
Siding:	Stained Cedar or painted "Hardi" shingles, t.b.s. Natural or painted brick base.
Shutters:	Paneled wood painted shutters with operable hardware
Windows:	Weathershield ptd. wood windows with 7/8" simulated divided lights

## **Tree Survey**

The proposal has been developed in conjunction with the arborist for Chevy Chase Village. All of the large diameter trees on site will be protected and preserved. Protection and preservation measures include, but are not limited to:

The new house will not encroach any further into the root zones of the large trees to the rear of the property than the existing house.

The foundation for the new house will be held back from the eastern property line to respect the root of the tree located there.

Great care will be taken during the repair of the existing driveway curbcut and the installation of the new parking pad and grasscrete area to protect the exiting tree at the NE corner of the property.

We will be working with the Chevy Chase Village arborist during the project to finalize our protection and preservation initiatives.

## George Myers

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**From:** Ferro, Robin [Robin.Ferro@montgomerycountymd.gov]  
**Sent:** Tuesday, July 25, 2006 8:21 AM  
**To:** George Myers  
**Subject:** RE:

We would accept option #1, the grass-crete parking space next to the existing paved space.

Robin Ferro  
Dept. of Permitting Services  
255 Rockville Pike, 2nd Floor  
Rockville, MD 20850  
240-777-6250  
240-777-6262FAX  
<http://permittingservices.montgomerycountymd.gov>

-----Original Message-----

**From:** George Myers [mailto:gmyers@GTMArchitects.com]  
**Sent:** Monday, July 24, 2006 4:44 PM  
**To:** Ferro, Robin  
**Subject:** FW:

Hi Robin-

I have client who is proposing to build a new house in Chevy Chase Village. The lot is small- 4650sf- and there is an existing house that will be demolished.

The proposed house has received conceptual approval from the HPRB, and in general the Village approves of the house design. However, the lot currently has a single car apron. We proposed to widen the apron to two cars wide, so we could park two cars on the lot (per the county's requirements), but the Village rejected the proposal. The village would prefer to see the single car apron preserved, and a single paved (or gravel) space for 1 car only, and the rest of the frontyard kept green.(HPRB is ok either way) The owner is ok w/this, as there is ample on-street parking. The problem is obviously the County requirement for two off-street spaces. The village has said they would support a variance, but we would like to try to avoid that. Here are two possible solutions/questions:

1. Would the county accept the existing single car apron w/one paved space and one adjacent space in grass-crete? I know technically it would be impractical to park there, but in reality the grasscrete space would never be used.
2. Could we propose a compact space at the side of the house on the side of the house behind the existing space- (i.e. 7.5' x19)? We could lose 6" off the width of the house. The surface would again have to be grasscrete (tree roots are nearby) Again, this space would be impractical, but in reality it will not be used.

Any other suggestions?

Thanks for your help.

George Myers

Third, the main exception to full HAWP approval suggested in the HPC staff report – i.e., requiring preservation of the rear chimney and eliminating the bathroom addition – is not justified by any other objective criterion. The chimney is barely visible from the street, the subject residence is a non-contributing resource and rear additions to such homes should be subject to the most lenient scrutiny.

Consequently, I believe that there is no public interest served in preventing construction of that part of the addition and that the proposed construction should be approved without exceptions other than the recommended tree-protection plan.”

**Comments on other projects before the HPC:**

**14 W Irving St**

Abel Residence

Non-contributing resource

Preliminary Consultation

**The LAP unanimously concurred with the staff recommendation to demolish the existing house and construct a new one.**

There were however some concerns raised regarding the parking pad and the scale of the proposed new construction. Staff comments appear to be moving in the correct direction. The 75' x 75' parking pad would appear to be typographical error. Some members were concerned about the width of the house and the two-car parking pad. One member noted: “According to the staff report, the proposed new house will be 42 feet wider than the old house. If that is correct (and I have a hard time believing that it is), the potential damage to our open, park-like character seems clear to me. I would support a substantial reduction in the width of the proposed new house, which would also enable the use of a side parking arrangement rather than a frontal one”

**12 E Lenox St**

Bausch residence

Contributing Resource

Landscape alterations and patio installation

Concur with staff recommendation for approval with standard conditions

**15 W Lenox St**

Jundanian Residence

Contributing Resource

Rear pergola, front lampposts, alter existing rear terrace, infill foundation-level windows  
LAP concurred with staff recommendation to approve with standard conditions with the exception of one member who noted: “It appears to me that the pergola will be visible from the public right of way. As you know, my opinion of this project is that it was already far too big for the district, so I can't support any further alteration that might make it appear even larger. As you may recall, they replaced an open porch with an enclosed side addition on the theory that the two were roughly equivalent in their effect on the appearance of the house from the public right of way. That same logic requires the conclusion that the insertion of a pergola will give the affected space a more enclosed appearance. I have no objection to the other elements (lamp posts etc.).”

**4 Primrose St**

PRELIMINARY

Oaks, Michele

From: Davis-Cook, Shana [Shana.Davis-Cook@montgomerycountymd.gov]  
Sent: Friday, June 02, 2006 2:47 PM  
To: Oaks, Michele  
Subject: 14 West Irving Street, Abel Residence

Michele,

Regarding the application for the above-referenced property:

1. The proposed driveway exceeds the maximum width allowed by the Village's Building Code. Our Code allows for a maximum driveway width of 15-feet on private property, 10-feet where the driveway crosses the public right-of-way, and 20-feet for the apron entrance at the curbside. The applicants' must, therefore, request a special permit from our Board of Managers for the width of the proposed driveway. Additionally, our arborist confirmed that the existing driveway is entirely too close to an American Elm tree in the public right-of-way in front of the property. The existing driveway is apparently in a declining state and would need to be replaced if it were to remain in its current location. The current state of the existing driveway coupled with the close proximity of the American Elm tree require the driveway to be relocated elsewhere on the property.

2. Demolition of the main residence also requires a special permit from our Board of Managers. In order to request the special permit, the applicants must submit a demolition plan addressing how the house will be demolished and how pests and rodents, asbestos, lead paint, etc. will be controlled.

3. The new house, shed, and patio are in full compliance with the Village's Building Code.

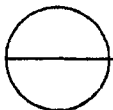
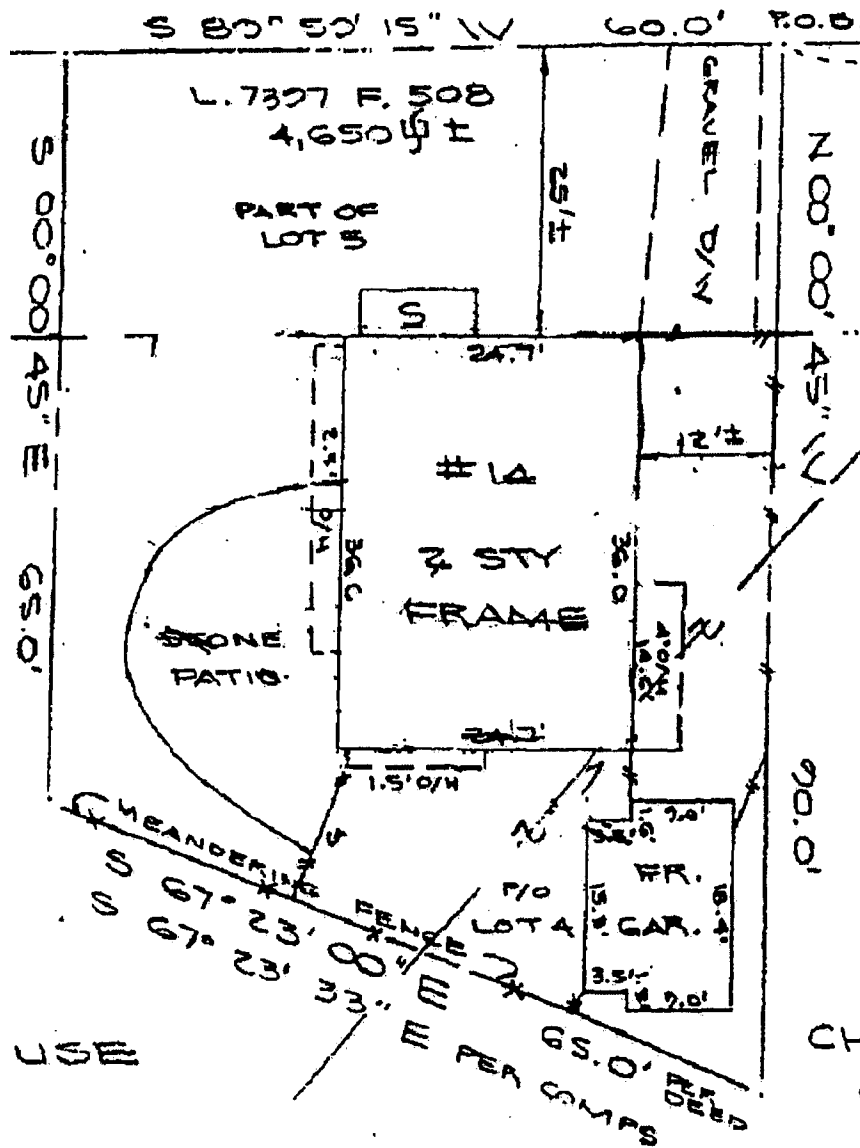
The applicant will work with the Village arborist to protect the trees on the property.

Please let me know if you need any additional information from our office.

Sincerely,

Shana D-C  
CCV

Shana R. Davis-Cook  
Manager of Administration  
Chevy Chase Village



# Existing Site Plan

Able Residence 14 West Irving Street, Chevy Chase Village

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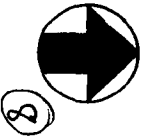
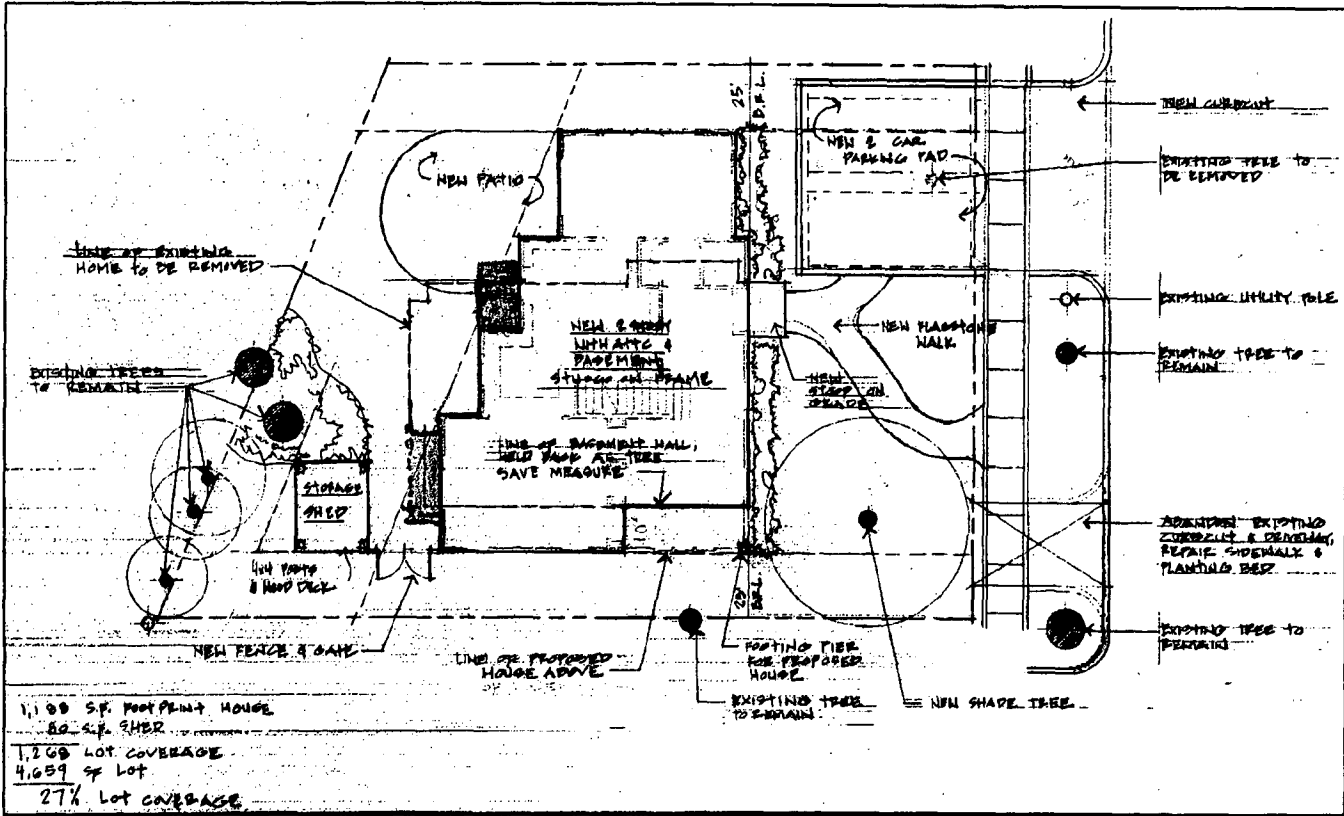
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 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

April 4, 2007



NEW PLAN IS  
 ADDING TO  
 PRELIMINARY

SITE PLAN FROM  
 PRELIMINARY CONSULTATION  
 JUNE 7, 2006



1 Site Plan  
 9 Able Residence 14 West Irving Street, Chevy Chase Village

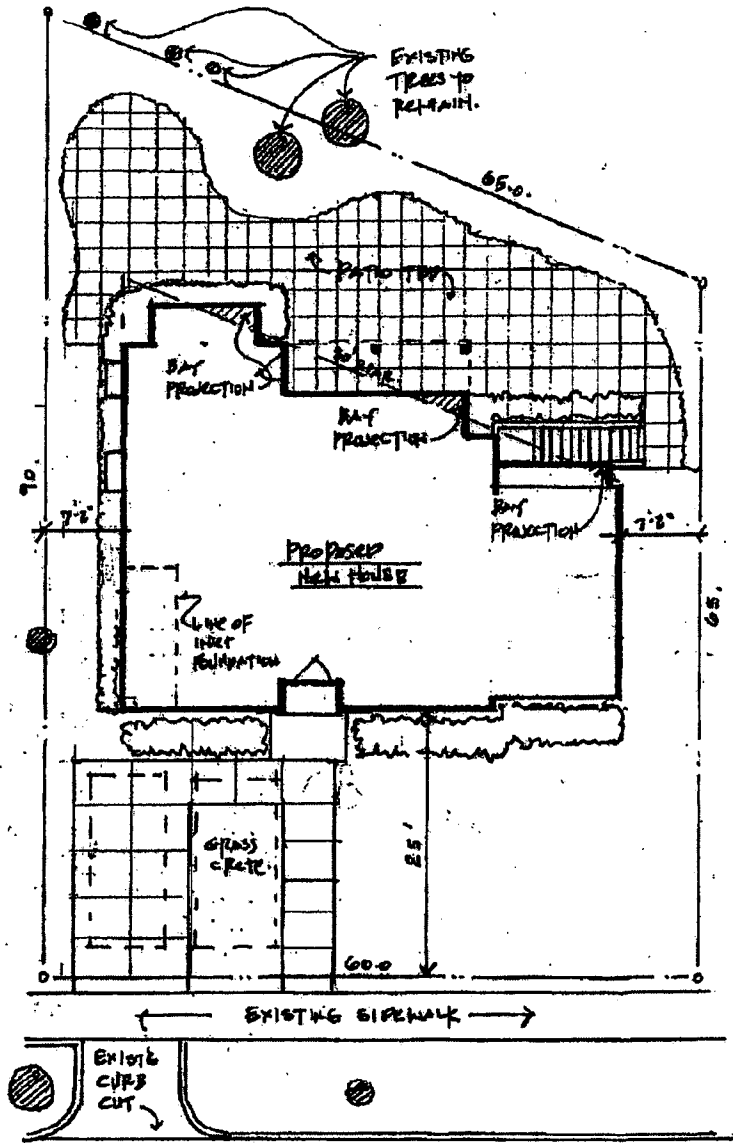
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775 OLD GEORGETOWN ROAD  
 SUITE 210  
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 (301) 222-2808  
 (301) 222-2081 FAX

May 3, 2006

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# Proposed Site Plan

Able Residence 14 West Irving Street, Chevy Chase Village

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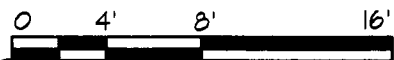
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GRAPHIC SCALE



6 Front Elevation  
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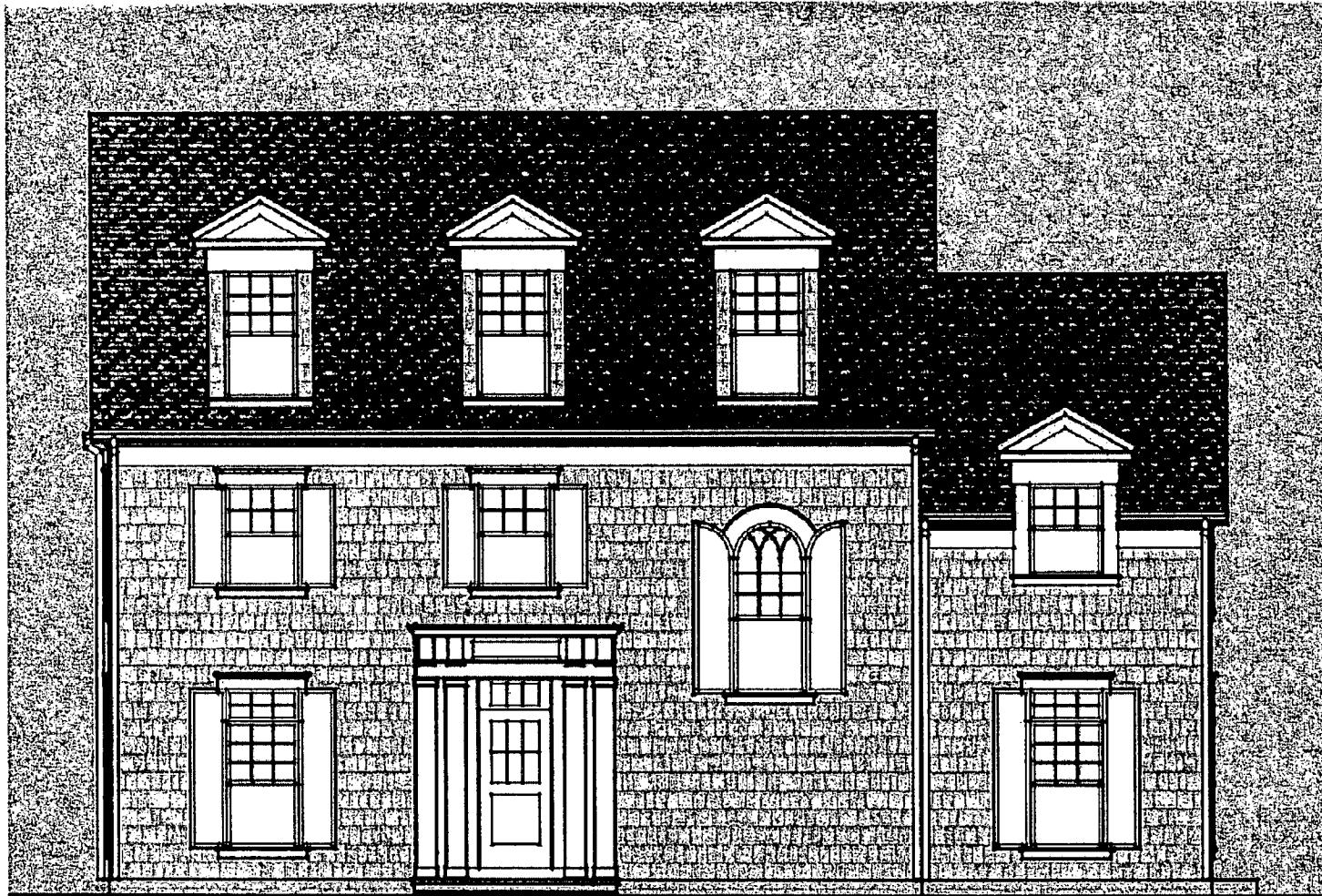
Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

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7735 OLD GEORGETOWN ROAD  
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Proposed Front Elevation  
Able Residence 14 West Irving Street, Chevy Chase Village

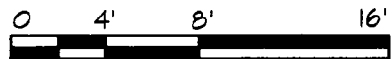
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GRAPHIC SCALE



7 Right Side Elevation  
9 Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

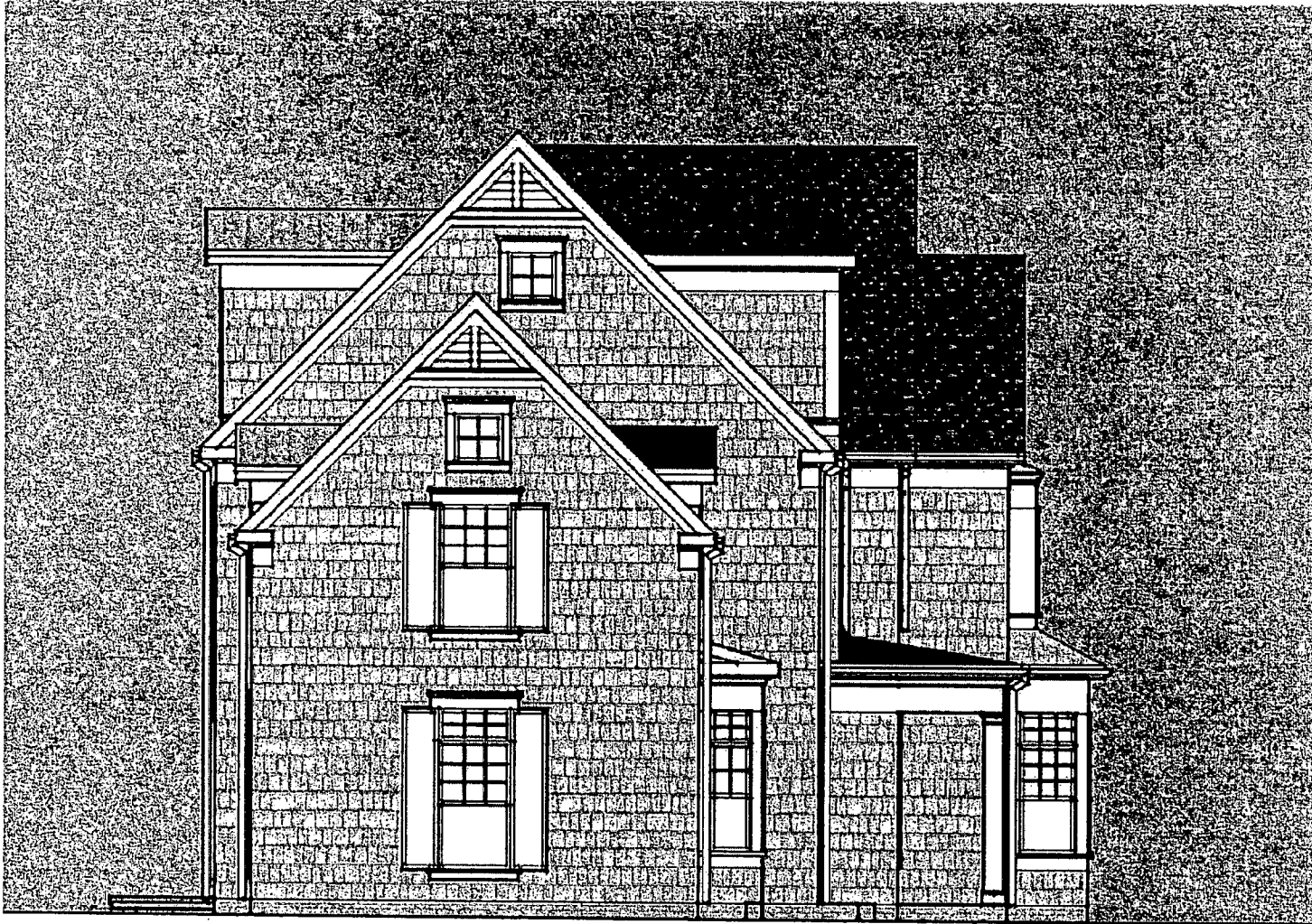
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Proposed Right Elevation  
Able Residence 14 West Irving Street, Chevy Chase Village

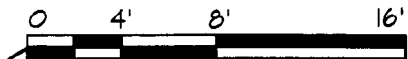
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GRAPHIC SCALE



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## Left Side Elevation

Able Residence 14 West Irving Street, Chevy Chase Village

**PRELIMINARY CONSULTATION**

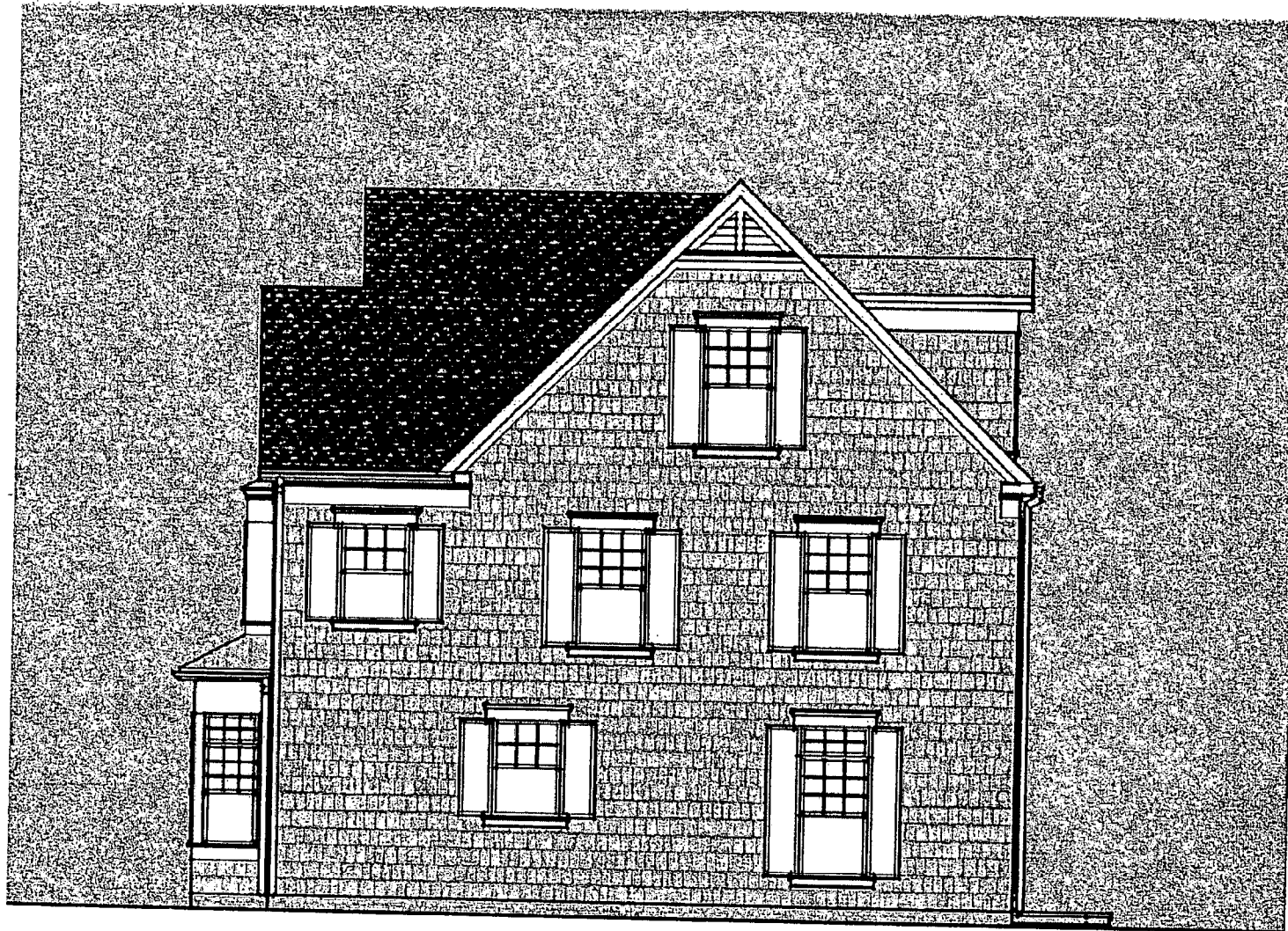
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Proposed Left Elevation

Able Residence 14 West Irving Street, Chevy Chase Village

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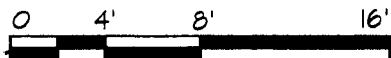
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GRAPHIC SCALE



8 Rear Elevation  
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Able Residence 14 West Irving Street, Chevy Chase Village

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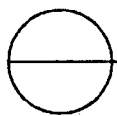


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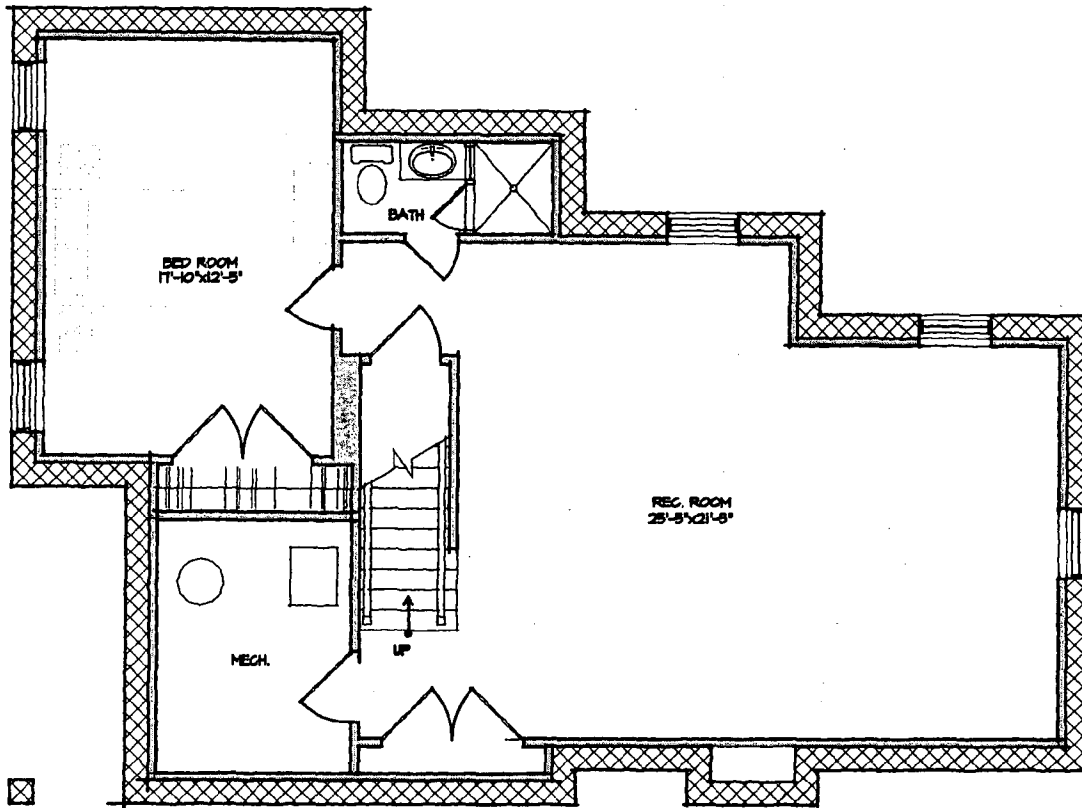
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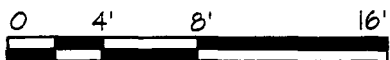
# Proposed REAR Elevation

Able Residence 14 West Irving Street, Chevy Chase Village

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GRAPHIC SCALE



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## Basement Floor Plan

Able Residence 14 West Irving Street, Chevy Chase Village

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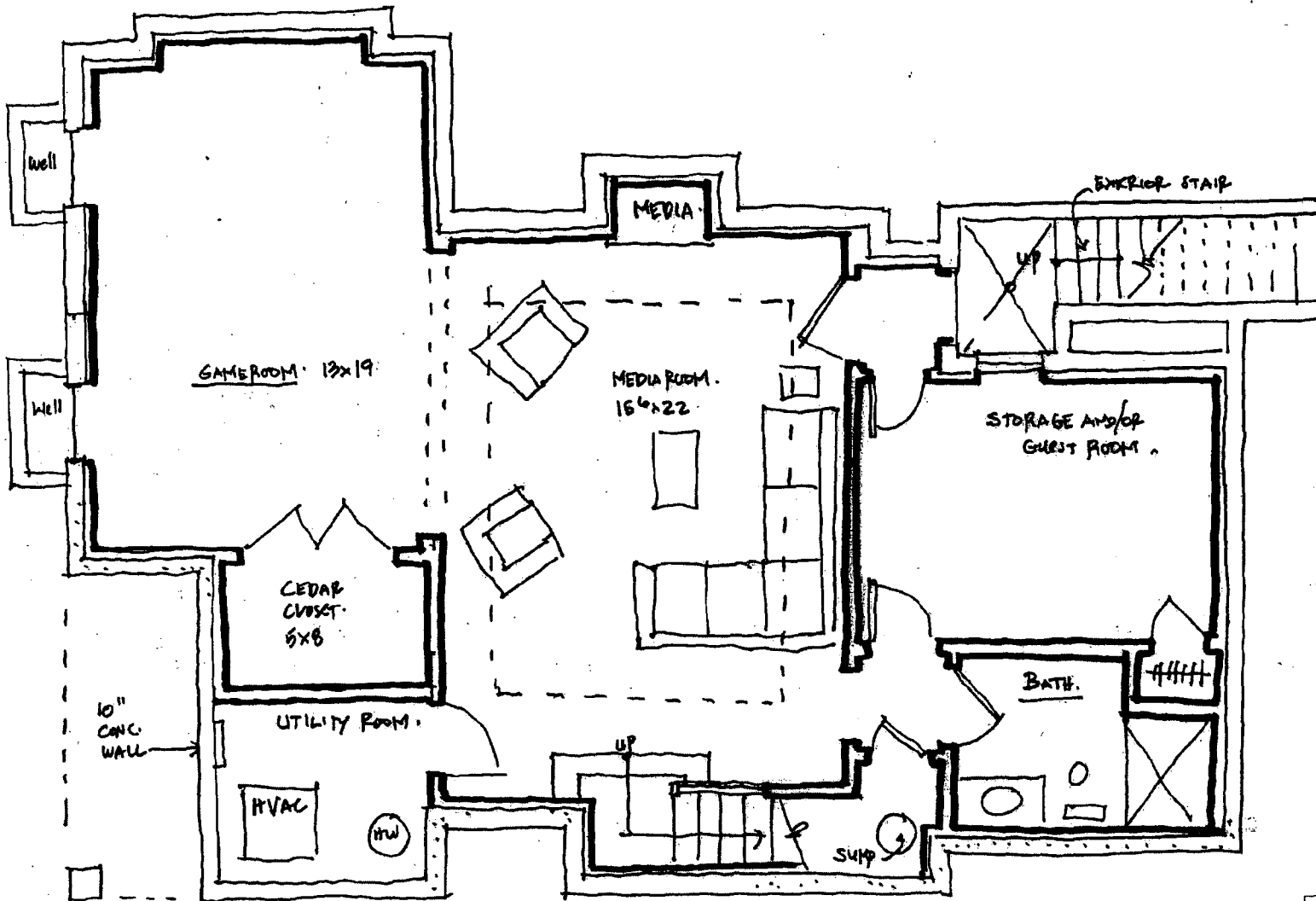
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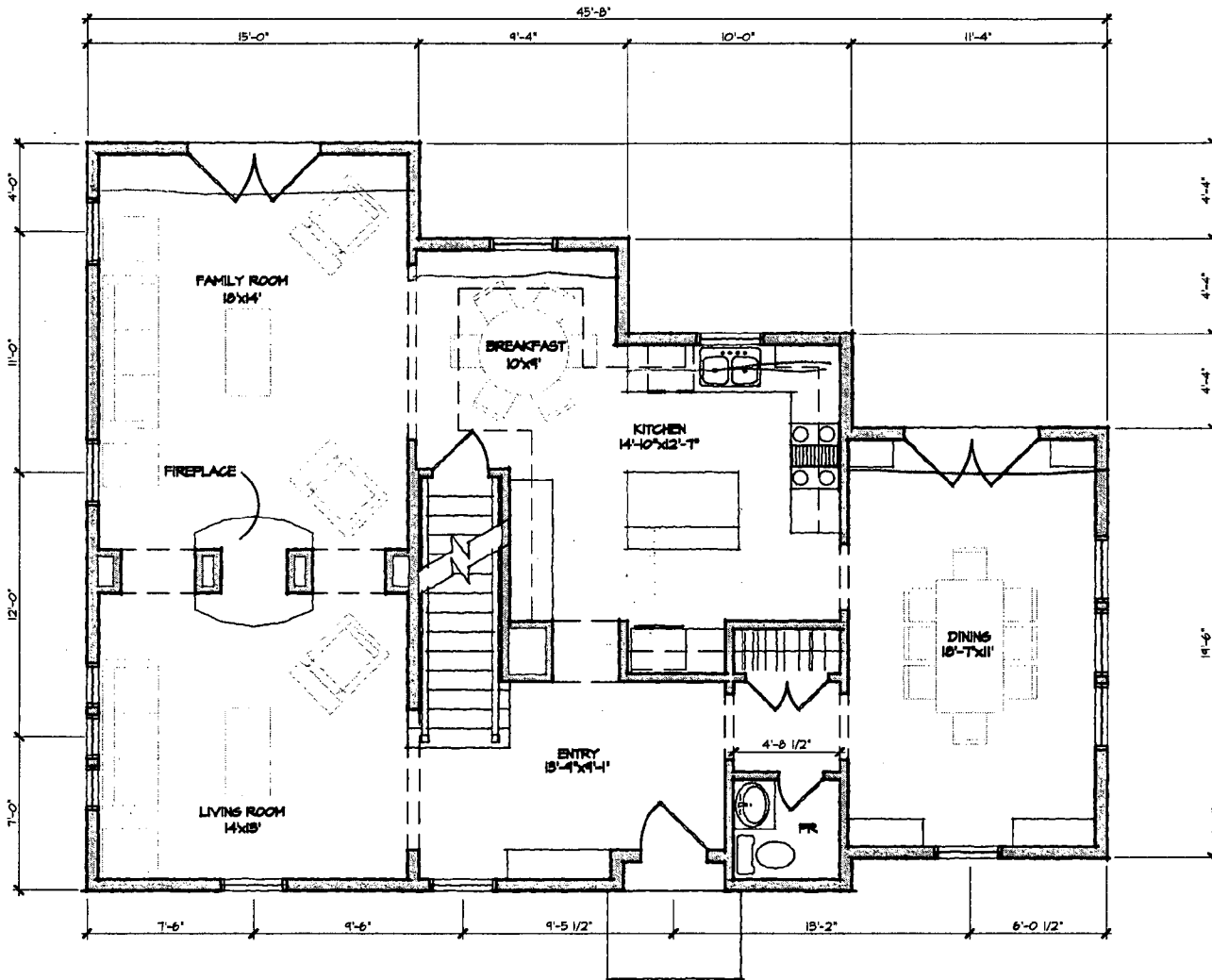
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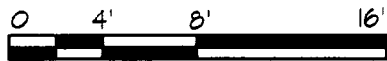
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**Proposed Basement Plan**  
 Able Residence 14 West Irving Street, Chevy Chase Village

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GRAPHIC SCALE



3 First Floor Plan  
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Able Residence 14 West Irving Street, Chevy Chase Village

PRELIMINARY CONSULTATION

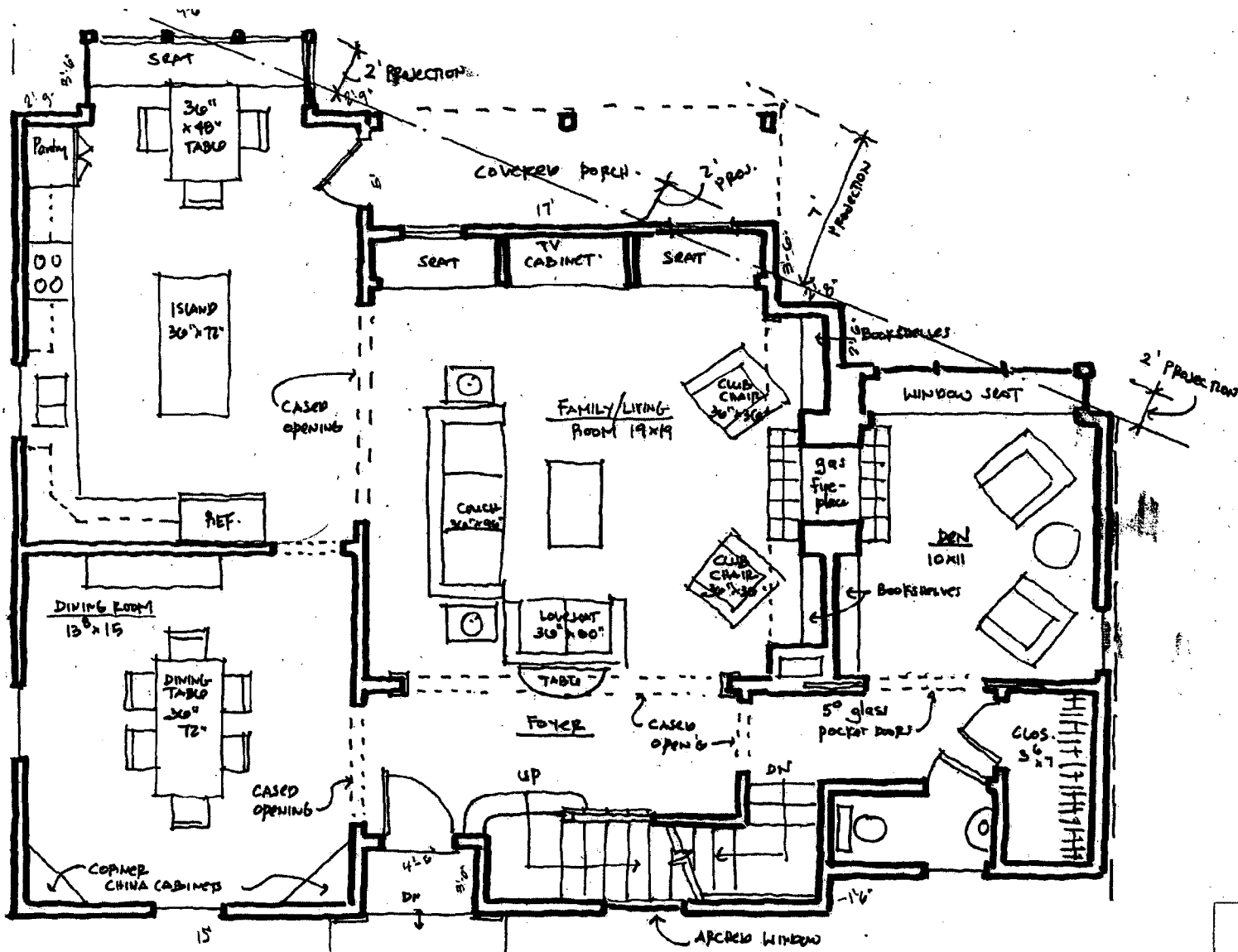
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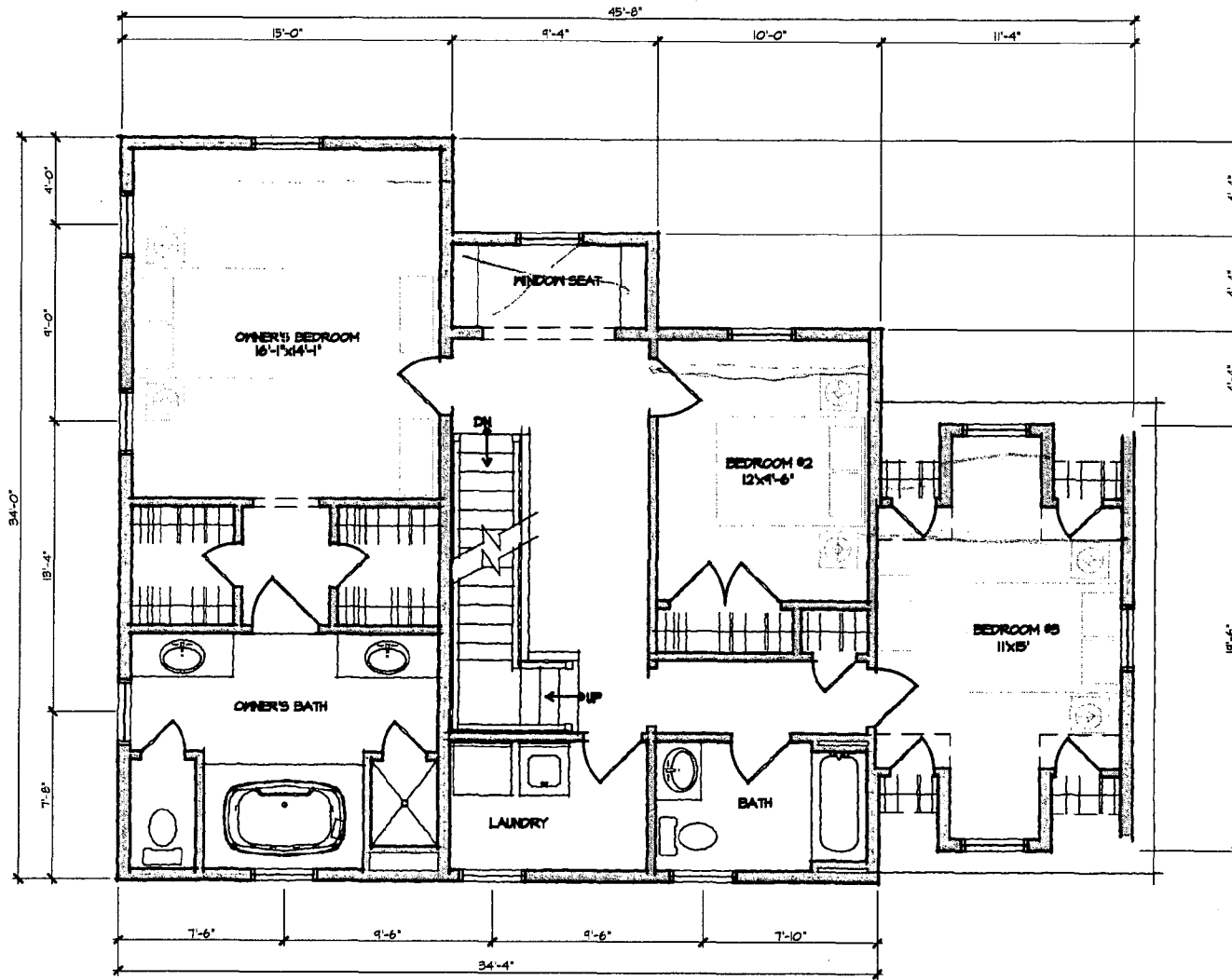
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**Proposed First Floor Plan**  
 Able Residence 14 West Irving Street, Chevy Chase Village

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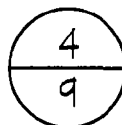
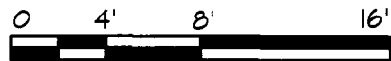
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GRAPHIC SCALE



## Second Floor Plan

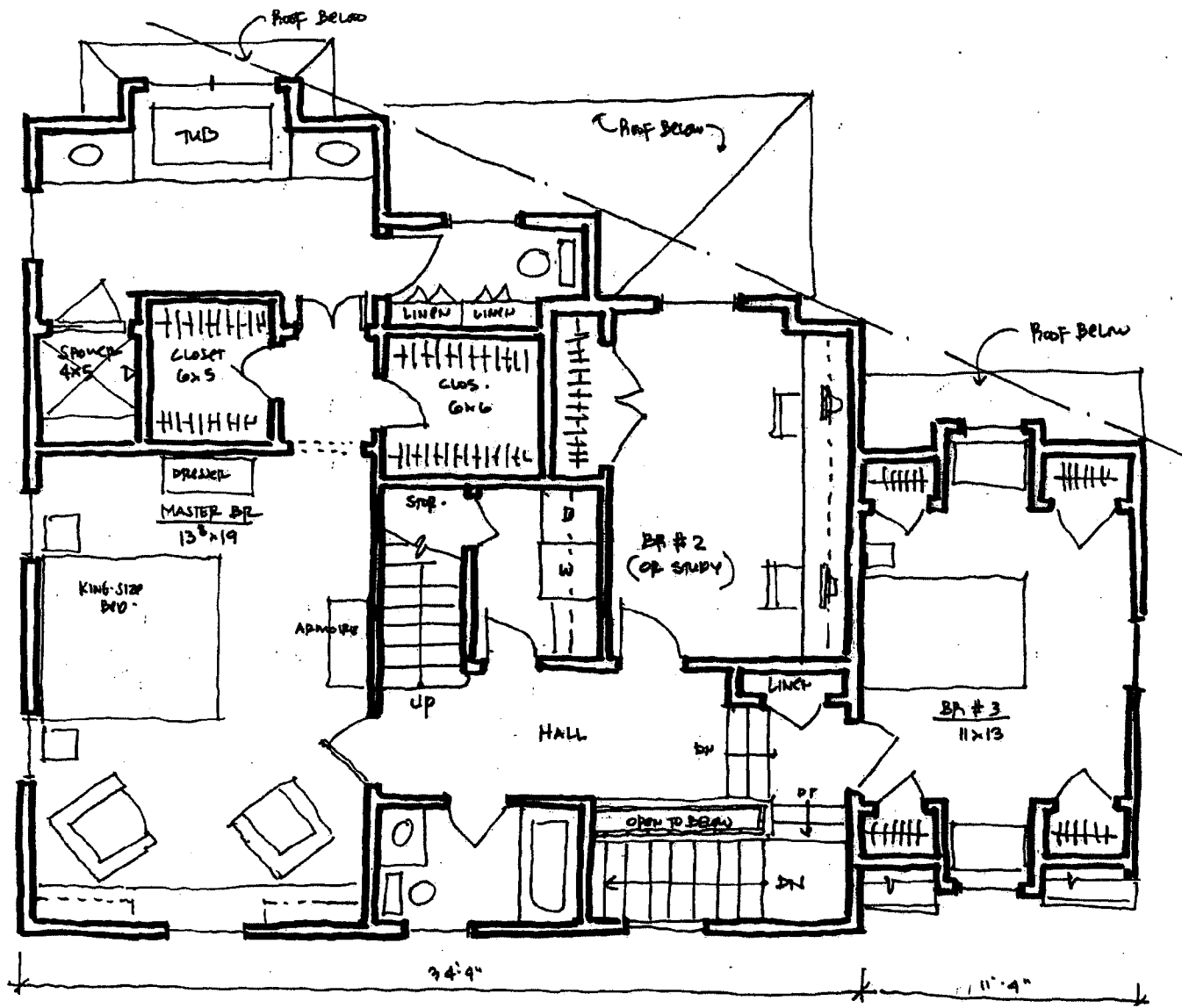
Able Residence 14 West Irving Street, Chevy Chase Village

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# Proposed Second Floor Plan

Able Residence 14 West Irving Street, Chevy Chase Village

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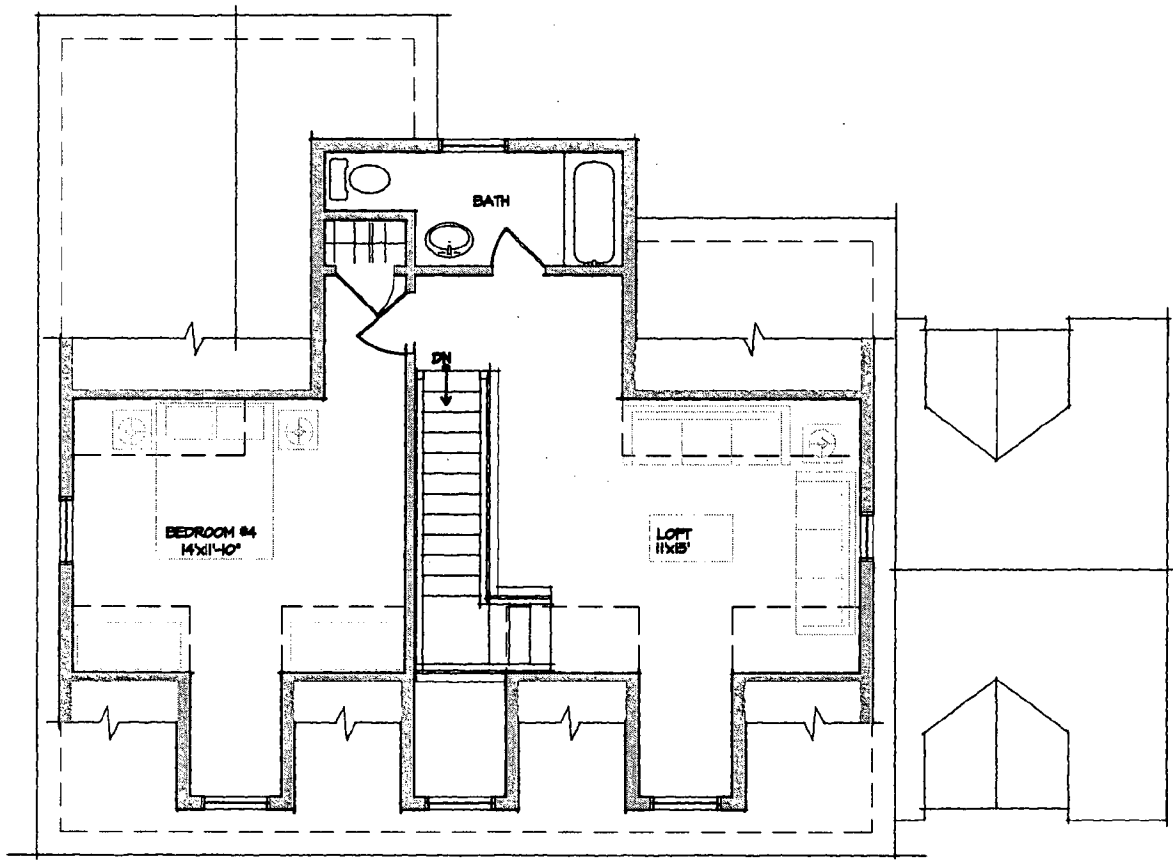
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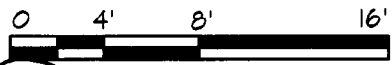
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GRAPHIC SCALE



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5 Attic Floor Plan  
 9 Able Residence 14 West Irving Street, Chevy Chase Village.

PRELIMINARY CONSULTATION

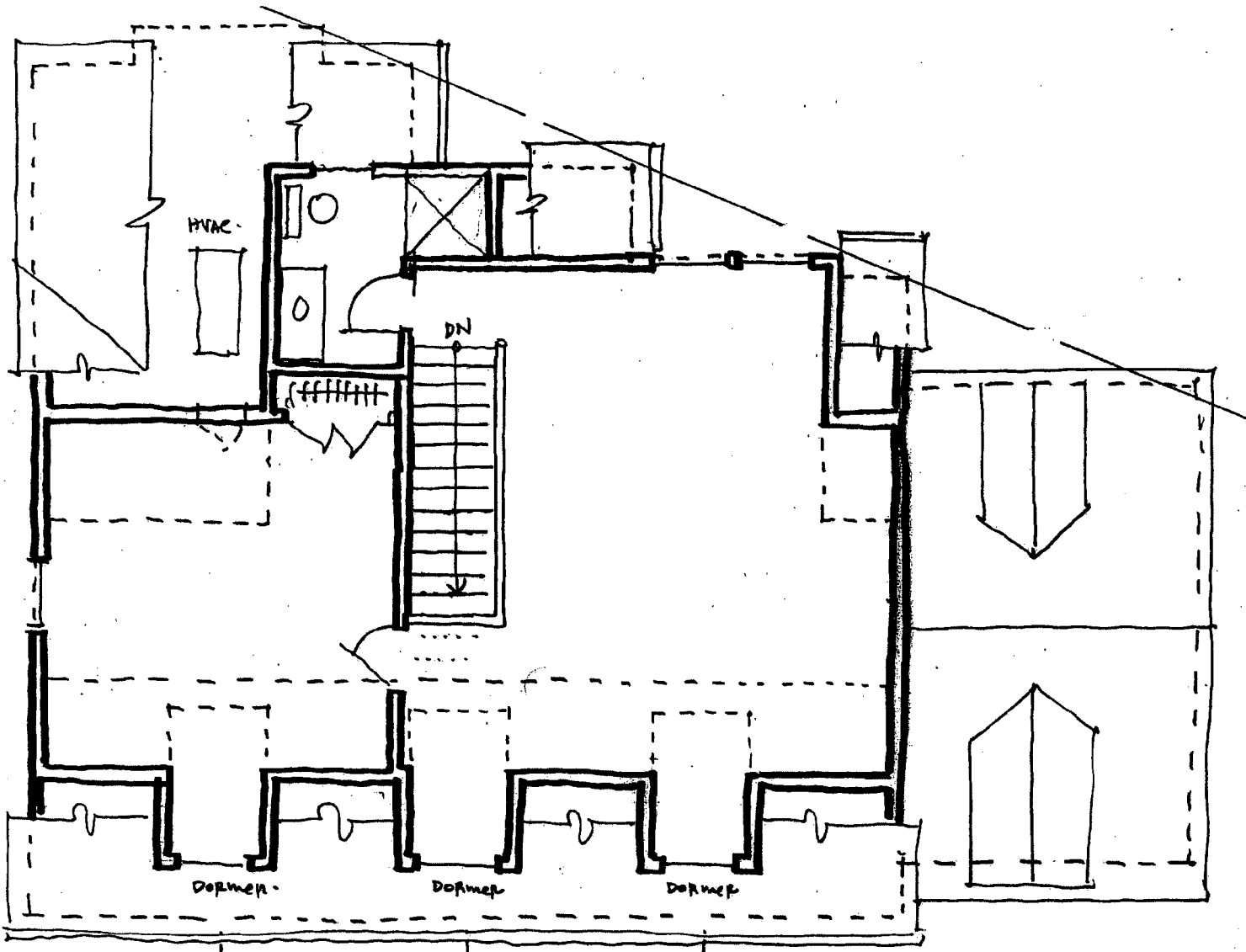
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**Proposed Attic Plan**  
 Able Residence 14 West Irving Street, Chevy Chase Village

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April 4, 2001



Exterior View

Able Residence 14 West Irving Street, Chevy Chase Village

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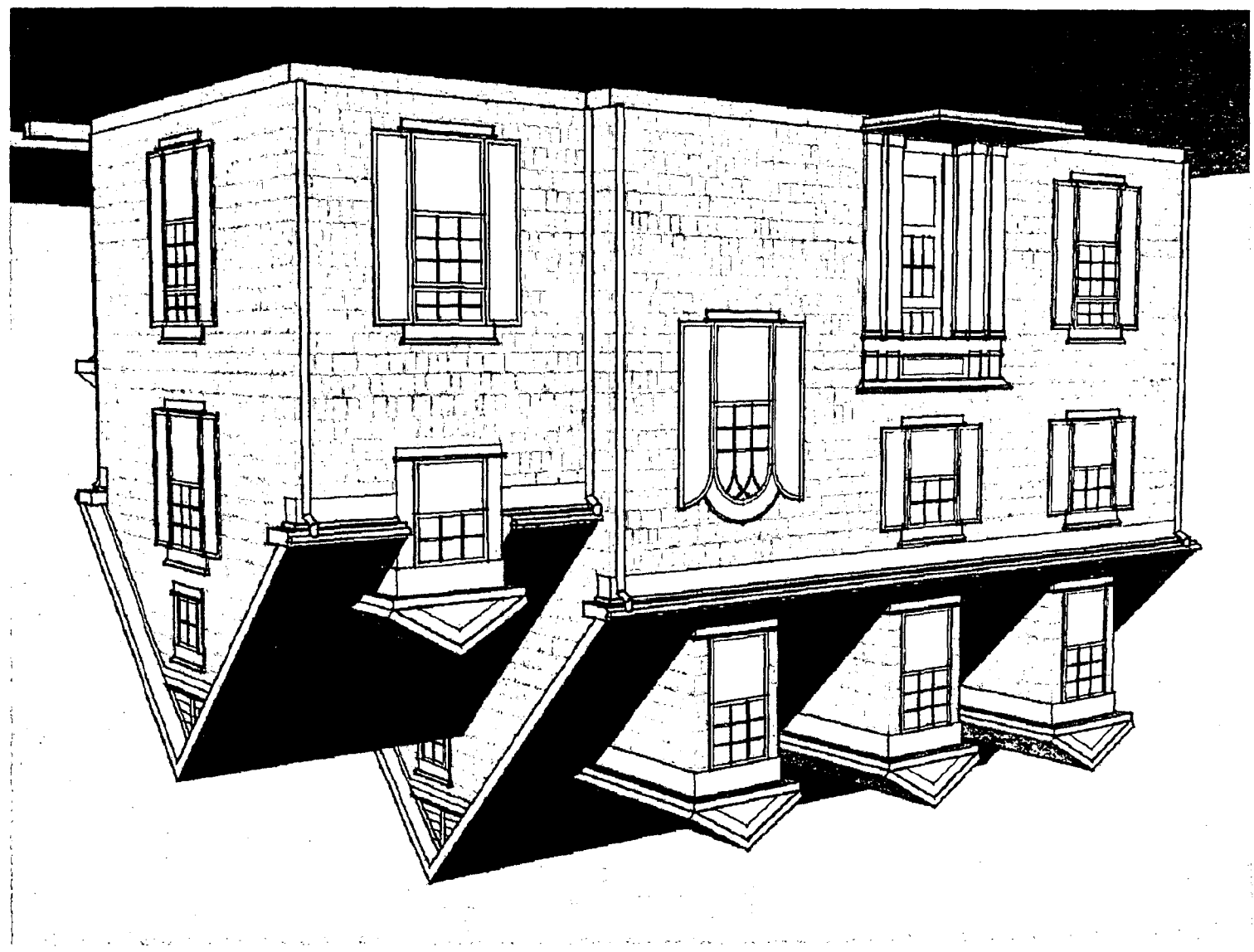
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Abie Residence 14 West Irving Street, Chevy Chase Village  
Exterior View



Apr 4, 2007  
7755 OLD GEORGETOWN ROAD  
SUITE 700  
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202-462-2000  
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Exterior View

Able Residence 14 West Irving Street, Chevy Chase Village

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SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
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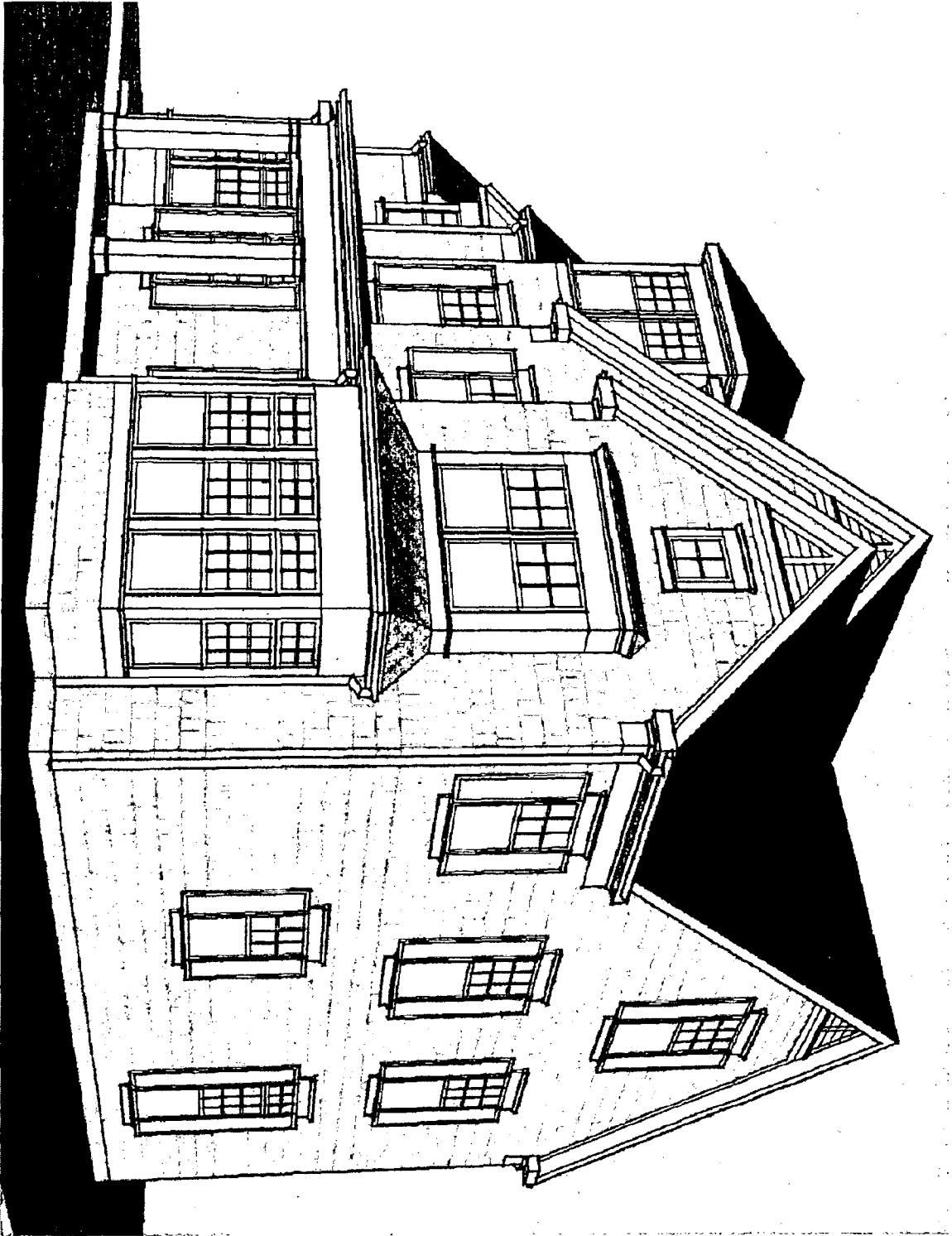
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# Exterior View

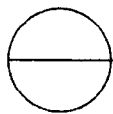
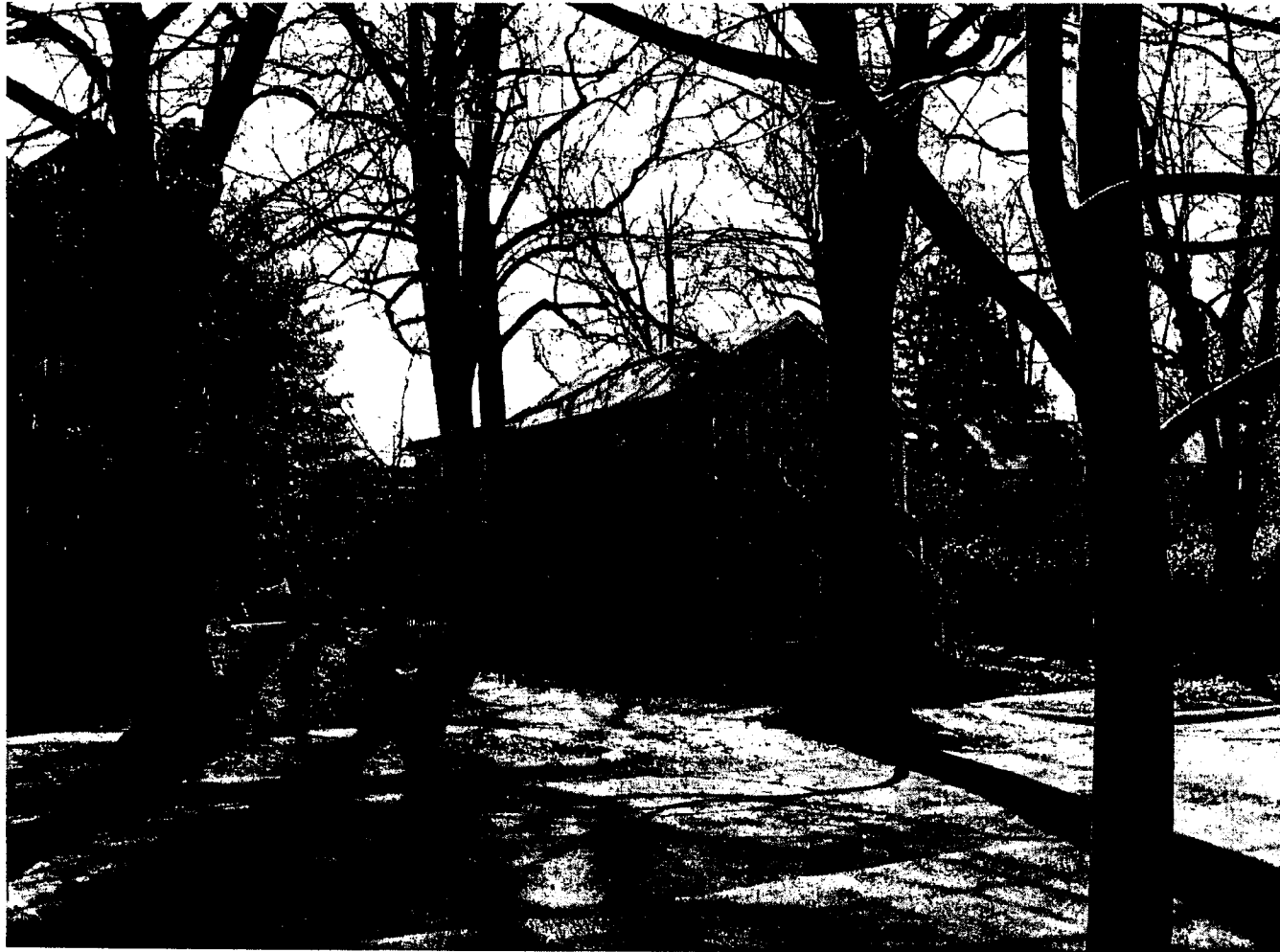
Able Residence 14 West Irving Street, Chevy Chase Village



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 SUITE 700  
 BELTSVILLE, MD 20814  
 (301) 333-2001 FAX

April 4, 2007

04-0236



## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

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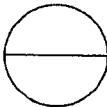
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May 3, 2006



# Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

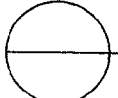
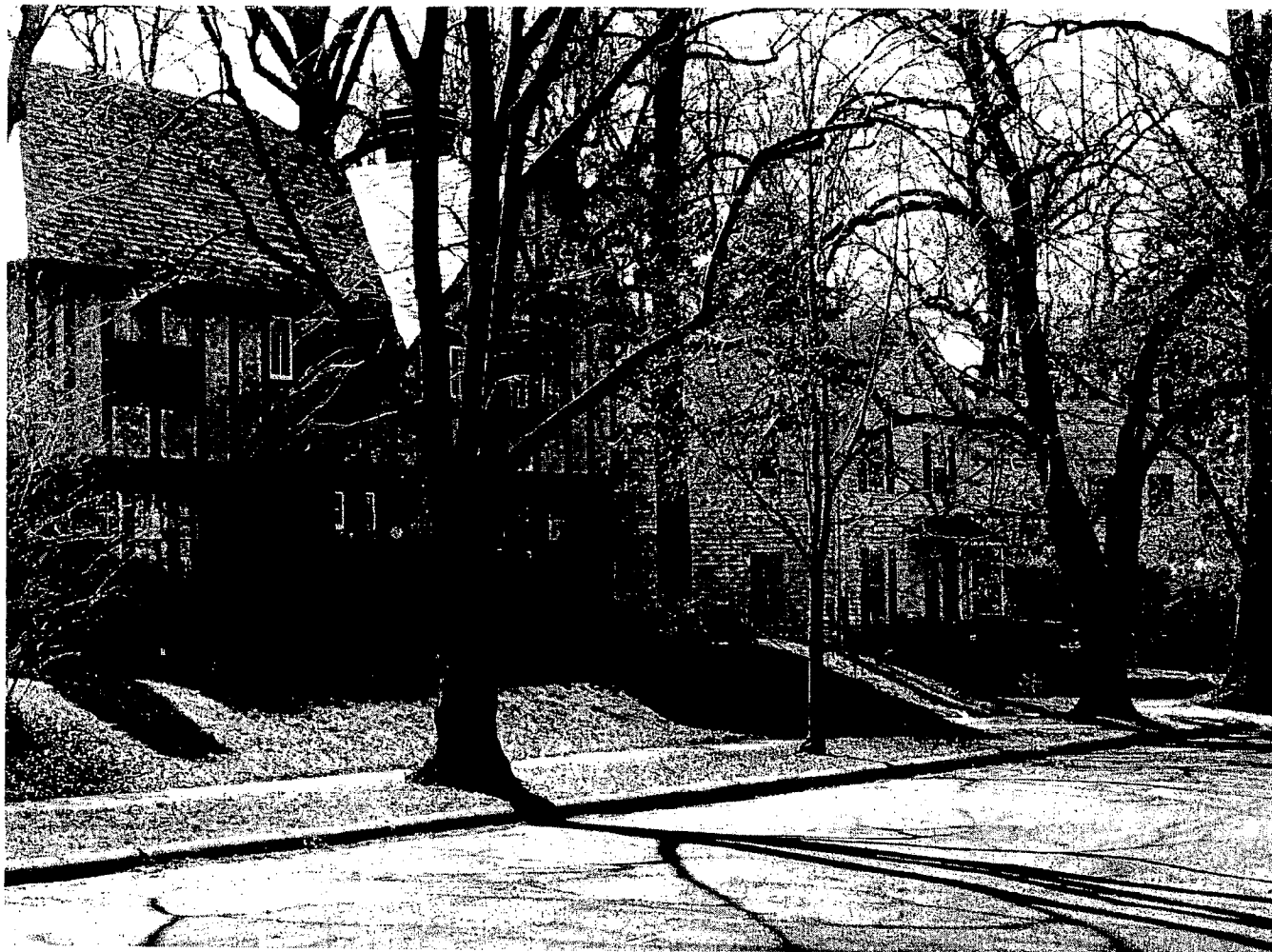
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G T M CONSULTANTS  
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SUITE 700  
BETHESDA, MD 20814  
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May 3, 2006






# Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

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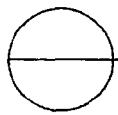
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Able Residence 14 West Irving Street, Chevy Chase Village

Site Photo



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7735 OLD GEORGETOWN ROAD  
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May 31, 2006




## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

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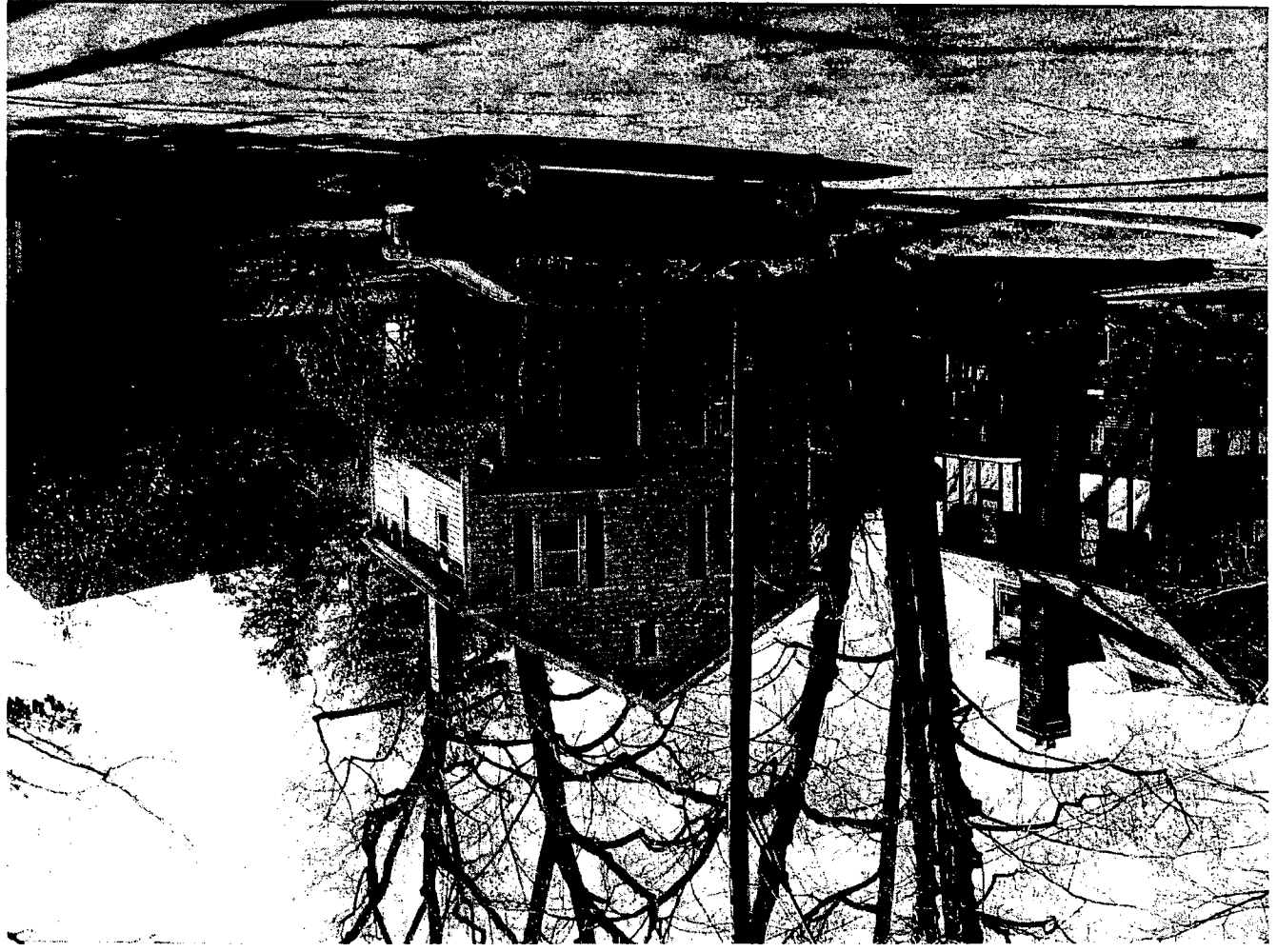

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May 8, 2006

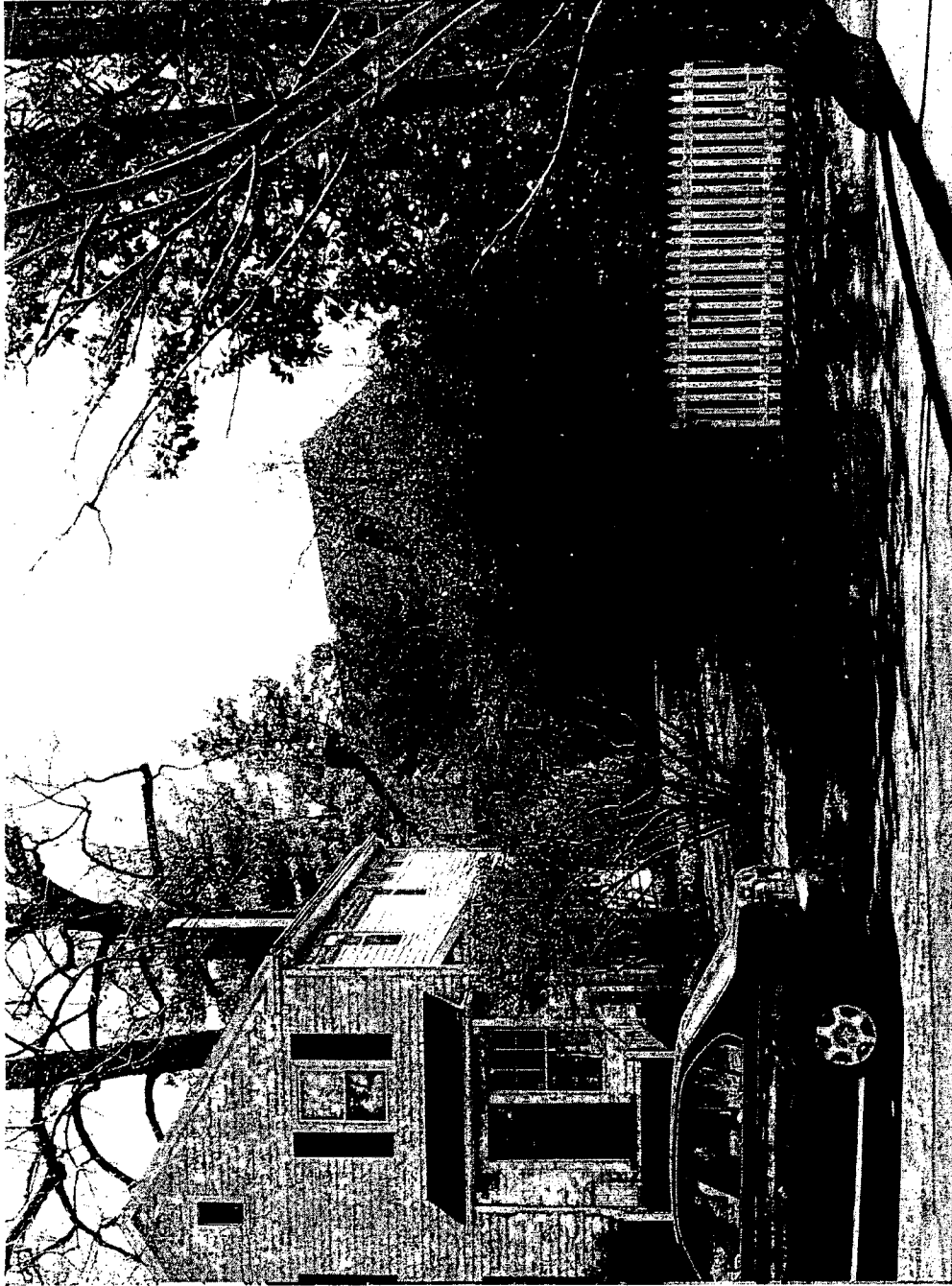
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Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village



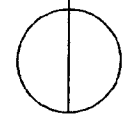
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G.T.M. CONSULTANTS, INC.  
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SUITE 700  
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May 3, 2006

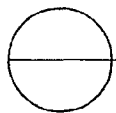


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May 3, 2006

Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village





## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village



04.22.06



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May 3, 2006



Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

410

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(240)333-2000  
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May 3, 2006

1 MS. OAKS: This preliminary consultation is for a  
2 non-contributing resource within the Chevy Chase Village  
3 Historic District. The subject property is at 14 West  
4 Irving Street in Chevy Chase. Before I get too far along, I  
5 will remind you that I did send you an email this week  
6 clarifying some areas of the staff report that I want to  
7 make sure that we enter into the record.

8 Also, you did receive in your work session the  
9 Chevy Chase Village Manager email of June 2nd, and the LAP  
10 email of June 7. The current proposal in front of you is to  
11 demolish the existing house and to construct a new house.  
12 They are also proposing to abandon the existing curb cut and  
13 to install a new curb cut that measures, -- a new curb cut  
14 with a new parking pad which measures 20 by 20 and that was,  
15 as I mentioned, was a typographical error in your staff  
16 report. That was in your email.

17 The pertinent guidelines that you use to evaluate  
18 non-contributing resources and new construction are  
19 identified on Circle 2 for your review. Your main  
20 objectives when you review demolition of non-contributing  
21 resources and new house construction are to ensure that the  
22 change will not have a negative impact on the open space and  
23 the park like setting of the district. And also to make  
24 sure that it's compatible with the other historic resources  
25 in terms of setbacks, massing, scale, proportion, height and  
26 materials.



1 you can have a better view of that. So make sure that's  
2 entered into the record. Also, you received in the work  
3 session, I identified as map to correspond with the  
4 PowerPoint presentation for the preliminary, and I just  
5 thought it would be helpful because I have identified on the  
6 PowerPoint the addresses of each of the houses so you can  
7 kind of get a sense of where they are in relationship to  
8 this house.

9 So again, this is the subject resource. A side  
10 view. Here's a view looking back towards the rear yard from  
11 the driveway. This is looking at it from across the street.

12 And this is 12 West Irving, which is the house to the left  
13 of the existing house, of the proposed subject house. Now  
14 we're going to move to the right and the subject house. And  
15 this is 15 Magnolia, which you can see on your plan.

16 Just standing at that fence at 15 Magnolia and  
17 looking down West Irving. And this is standing more in  
18 front of the subject resource and looking down West Irving.

19 This is standing next to the left hand side house at 12  
20 West Irving and looking down towards Magnolia.

21 MS. O'MALLEY: So that hedge row would be where  
22 driveway is going to be?

23 MS. OAKS: The hedge row is on the property line  
24 between the two properties, I believe. I can have them  
25 clarify that for you. But I believe that's on the property  
26 line. This is 8 West Irving. This is an outstanding

1 resource. 4 West Irving, this is farther down the street,  
2 it's a contributing resource. Seventeen, this is across the  
3 street and diagonal, it's a non-contributing. Fifteen, this  
4 is directly across the street, it's a contributing.  
5 Thirteen, non-contributing. Eleven, outstanding resource.  
6 Nine, contributing. Five, contributing. Three,  
7 outstanding. And 1, contributing. Those are all on the  
8 opposite side of the street.

9 And the applicant and his architect are here, and  
10 I'll be happy to entertain any questions you might have.

11 MS. O'MALLEY: Any questions for staff? Would the  
12 applicant come up, please.

13 MS. ALDERSON: I just had one question. That  
14 parking is very sympathetic to me and it's well scaled and  
15 it's nice to get easy to read elevations and easy to read  
16 prospectus, it makes our job easier. Why not just, but if  
17 you like to have room for two cars or three cars or four  
18 cars, run them up a side driveway in the normal manner so  
19 that the front yard doesn't have to have cars in it?

20 MR. ABEL: We just are trying to get a lot of, or  
21 trying to get a reasonable house onto this very small  
22 property.

23 MS. ALDERSON; You can't fit a side driveway here?

24 MR. ABEL: In looking at the floor plans, even  
25 taking, right now the side setbacks are 7 feet. Increasing  
26 them to 9 or even 10, it doesn't seem like that would be a

1 big deal, but a piece of property this tight, taking one or  
2 two feet out of any of those rooms pretty much sort of takes  
3 a vertical slice of program out of the house.

4 MS. ALDERSON; You can't smidge the house one way  
5 or the other to get more -- it just seems very  
6 unconventional. I know that we recently approved an  
7 application from Takoma Park to remove, it is going back and  
8 removing front parking pads because they're considered  
9 unacceptable. It's not something we would ever approve. So  
10 we're looking at what are the other ways that we could get a  
11 car in there.

12 MR. ABEL: Right. And if it weren't for the fact  
13 that the county requires two off street parking places, we  
14 wouldn't even be showing a parking pad at all. But it's  
15 just a matter of what we can get approved before we have to  
16 go to get a variance from the county to do --

17 MS. ALDERSON: Seek a shared driveway. What about  
18 that possibility? I guess that's the other, -- where I've  
19 seen properties in that configuration, not the ideal  
20 situation, but that's what we've seen.

21 MR. FULLER; I guess staff indicated that to do  
22 this you would need a variance as well.

23 MR. ABEL: We're going to get a variance from  
24 Chevy Chase Village and --

25 MR. FULLER: Not from the county?

26 MR. ABEL: Not from the county. And recently

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1 they've had a project on the boards that from my  
2 understanding is going to go into the record Monday night to  
3 approve a 20 foot curb cut on another property in Chevy  
4 Chase Village.

5 MR. FULLER: Could the second pad be shown more as  
6 simply strips or something to that effect with a single 10  
7 foot wide drive that is set up as the practical one and  
8 create the other one is whether it be grasscrete or whether  
9 it be strips, not something that you're really intending to  
10 use, but something that you could get approved from the  
11 county as meeting your needs of a second parking space.

12 MS. ABEL: I think that's definitely the way that  
13 we're going to end up articulating this two car parking pad  
14 with either coming in with a 15 foot, which is what they  
15 allow, and then doing the next five foot in either brick  
16 pavers that tie into the sidewalk and into the walkway, or  
17 you know, perhaps using one of the permeable pavers, like  
18 you said to kind of keep that open grass area.

19 MS. ALDERSON: I think pavers are a great idea.  
20 Because they're also in an earth tone. That could make a  
21 great difference.

22 MR. FULLER: Yes, I guess my comments are, in  
23 general, I'm not in favor of seeing something built building  
24 restriction line to building restriction line, but it is a  
25 small site and, you know, I think as mentioned previously,  
26 your articulation of your elevations is, works to try to

1 diminish it. If you were to try to run the driveway past  
2 that, I assume you're going to have to probably take at  
3 least another 5 or 6 feet off the house because you've got  
4 about a 3 foot setback for your driveway to the property  
5 line, and then you have to have 9 foot for the drive and  
6 then another couple feet. It would be a substantial whack  
7 out of the house.

8 MR. ABEL: It sure will.

9 MR. FULLER: So I don't think that really works as  
10 a solution, unless you really drop something from the  
11 program. So I guess, I would echo staff's opinion that,  
12 from my perspective, the house is basically there. It's  
13 just a question of solving the parking.

14 MS. O'MALLEY: Are you saying 15 is required?

15 MR. ABEL: Fifteen's allowed for maximum driveway  
16 width in Chevy Chase Village.

17 MS. O'MALLEY: So if you had a 10 foot one for the  
18 one car and then the rest was something else for the other  
19 car.

20 MR. ABEL: The width that we're proposing is 20  
21 feet.

22 MS. ALDERSON: Well that's the minimum.

23 MR. ABEL: Right.

24 MS. ALDERSON; The one other thought I had, I  
25 think two things that will help to soften this so it doesn't  
26 quite think that Takoma Park is demolished, one is either a

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1 brick or a paver that's in an earth color to blend with  
2 brown, and the other is don't make it square. Contour it,  
3 and you work landscaping into it so that it looks like it's  
4 part of a landscape plan. And maybe integrate it with a  
5 walkway system.

6 MR. ABEL: That's great. Yeah, definitely.

7 MR. BURSTYN: And one also possibility is to do,  
8 well, actually, anything but black asphalt.

9 MR. ABEL: Oh certainly.

10 MR. BURSTYN: I was thinking of street prim where  
11 you can actually paint it and it looks like cobblestones.

12 MS. O'MALLEY: Well, you would come back with a  
13 proposal on that with your --

14 MR. ABEL: Certainly.

15 MS. O'MALLEY: And what about, do we want to  
16 address the house itself then?

17 MS. ANAHTAR: I have a question. If you didn't  
18 demolish the house, if you had to redesign it, keep the  
19 existing footprint and just add and use the same, and keep  
20 the footprint, then would you need to provide two parking  
21 spaces?

22 MR. ABEL: Regardless of, if we went through a  
23 renovation program, in order to get it up to the same sort  
24 of size and scope of house, we'd have to do a substantial  
25 renovation to it which would --

26 MS. ANAHTAR: But you're not increasing it for

1 more -- right?

2 MR. ABEL: We probably would. In the feasibility  
3 studies that we had adding onto the right hand side of it  
4 and going up.

5 MS. ANAHTAR: That's not what I see here. I mean,  
6 this is your existing footprint, correct?

7 MR. ABEL: Uh-huh.

8 MS. ANAHTAR: And you're just increasing it this  
9 much basically. It's not more than 50 percent.

10 MR. ABEL: No.

11 MS. ANAHTAR: Just an idea.

12 MR. ABEL: It's addition, from my understanding if  
13 you do a 50 percent addition in renovation, you would be  
14 gutting the entire house at that point in order to bring it  
15 up to standard.

16 MR. FULLER: That's somewhat a subjective  
17 calculation. It's actually typically done by the value of  
18 the property, and when you have a lot of people throw their  
19 property into their values and be able to substantiate it,  
20 that's only if you want to go that route.

21 MS. O'MALLEY: This house was built in 1941?

22 MR. ABEL: Yes.

23 MR. FULLER: I guess the other issue that would  
24 work against you is what probably will prohibit you from  
25 doing it since the building currently sits over the  
26 setbacks, it's a non-conforming building and you can't

1 increase the size of a non-conforming, so that actually  
2 probably kills it.

3 MS. O'MALLEY: Well I appreciate that you've tried  
4 to figure out a way to protect the tree along the driveway  
5 by not putting a basement in there. It would be hard to  
6 keep your equipment away from those roots, as well.

7 MR. ABEL: To town of Chevy Chase Villages are  
8 extremely rigorous with their submittals for demolition and  
9 construction methods and means. So we've got a long road  
10 ahead of us before we really get to actually put a shovel in  
11 the ground.

12 MS. OAKS: And the arborist is on staff, and they  
13 periodically check the construction sites. They're pretty  
14 active in that regard. It's the great thing about having an  
15 arborist on staff.

16 MS. O'MALLEY: And I do like the way that you've  
17 stepped it down toward that lower house on the next street.

18 MR. ABEL: Since we are in no danger of  
19 encroaching on the size of the house on the other side, we  
20 figured we'd take it down in that direction.

21 MS. O'MALLEY: So are you, is your top ridge of  
22 the higher part higher than the house to your right? The  
23 downhill house?

24 MR. ABEL: The ridge is, my guesstimation, maybe a  
25 couple feet higher than the house to the right. The highest  
26 point of our house.





1 MS. O'MALLEY: Any comments on style, design,  
2 fitting in with the neighborhood?

3 MR. BURSTYN: Well, that's a good segway, fitting  
4 in with the neighborhood. Usually, we're of course always  
5 faced with people who want to put on additions that are much  
6 too large. Mansionization is discussed. And in this case,  
7 with the staff presentations, the existing houses on the  
8 street, it looks like now what you're trying to do is play  
9 catch up with the rest of the houses on the street instead  
10 of surpass them. So I don't have any problems with it. I  
11 think it'll hopefully look nice when you complete the job.

12 MR. FULLER: Have you talked to your attorneys?  
13 I'm sorry, have you talked to your neighbors?

14 MR. ABEL: Yes.

15 MR. FULLER: And their attorneys.

16 MR. ABEL: I'm sure as we move forward and we get  
17 before Chevy Chase Village to get those approvals, we'll get  
18 a little bit more neighborhood activity and involvement.

19 MS. O'MALLEY: It is a large house, and it will  
20 block some of the view that currently is available to the  
21 street.

22 MR. ABEL: Not an awful lot more, but sure. It's  
23 a little bit larger in that sense.

24 MS. ALDERSON: Of course, it's not a view of the  
25 river. I think it's going to be a welcome neighbor. And  
26 I'll live the details to the others. If you'd like an

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1 example that might help give you ideas as you're struggling  
2 with the parking, two vintage examples. If you're up that  
3 way sometime in Takoma Park at Tulip and Cedar, the property  
4 that the founder, where the founder built his house.

5 Actually it's a, most of what's there now is 20th  
6 Century. Probably the paving is original, even the sidewalk  
7 is original, and the house next to it also has brick. Both  
8 of these have brick paving, and they have these antique  
9 paver sidewalks. It's a nice mix, just to get ideas.

10 MS. O'MALLEY: And I had a last question about the  
11 synthetic stucco. I'm not familiar with that material.

12 MR. ABEL: I'm not really sure where the synthetic  
13 stucco kind of came from. I'm not sure that that's what we  
14 had written on our drawings. But it would be a standard  
15 stucco. We're not proposing driveit or anything like that.

16 MS. O'MALLEY: I wouldn't think. Any other  
17 suggestions or comments from Commissioners?

18 MS. ANAHTAR: Yes. I think I'm obsessed with  
19 aligning the windows. The tower in the back, is it possible  
20 to align the window that's on the third level with the  
21 others?

22 MR. ABEL: Well there's -- one of the reasons that  
23 we do those 3D views as well is sure, we could align the  
24 window in the tower, but then it throws the sort of, as the  
25 tower moves up the house and breaks up into the top of it,  
26 we always look at, you know, is it more important to center

1 up the windows or is it more important to get that top  
2 window in the center of the tower? And looking at in 3D,  
3 which has been a remarkable tool for us, as you walk around  
4 the house with the size of the yard, that relationship, one,  
5 two, three windows, it's not as, it didn't seem to be as  
6 important to us as getting that window centered up in the  
7 top and having it centered in the improvements up there,  
8 which I think is just the benefit.

9 MS. ANAHTAR: I understand that, but not only  
10 different shape, different height, but also it's not  
11 balanced either. I don't think it's me. I would prefer  
12 they were aligned.

13 MR. ABEL: I'll definitely make a note of that.

14 MS. O'MALLEY: Any other comments?

15 MR. BURSTYN: Yes, I would just like to, I guess,  
16 Circle 19, when Commissioner Anahtar brought up that, I  
17 guess it's hard to see this middle roof peak or gable  
18 because I guess it's the same one that shows on 20, correct?

19 MS. OAKS: Yes.

20 MR. ABEL: Yes.

21 MR. BURSTYN: So 20 is better because it doesn't,  
22 it's not higher than the rest of the roof.

23 MR. ABEL: Correct. Actually, there should be a  
24 flat, there's that flat on elevation of that, that we were  
25 just looking at. That shows that that's how our piece does  
26 not come higher than the main mass.



1 MS. OAKS: Circle 12.

2 MR. BURSTYN: I would ask the architects on the  
3 commission whether, because I always defer to their  
4 judgment, whether that roof should have an open, what you  
5 call an open gable like the little dormer window on the left  
6 in the roof on the right, or is it better to do it the way  
7 they have it done?

8 MR. FULLER: I guess some of this is a non-  
9 contributing resource from the rear. I'm not sure, we're  
10 getting into an awful lot of detail. At some point we have  
11 to defer to the architect on the job.

12 MS. ALDERSON: And I don't have any problem with  
13 it. It is within the roof lines. It's not trying to be  
14 pusedo Victorian or anything, and I don't have a problem  
15 with adding some interest to the mass.

16 MS. O'MALLEY: All right. Well I think you have  
17 some of our thoughts.

18 MR. ABEL: Thank you. Yeah, I think we got some  
19 really good feedback here.

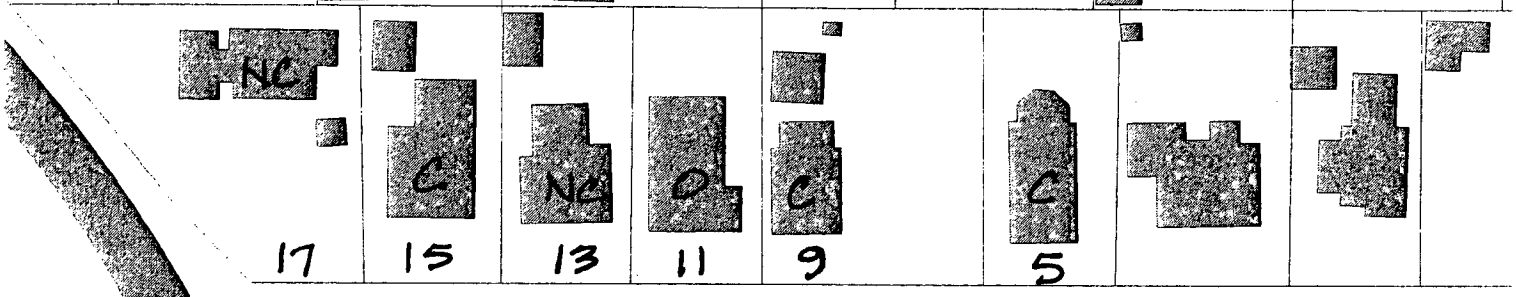
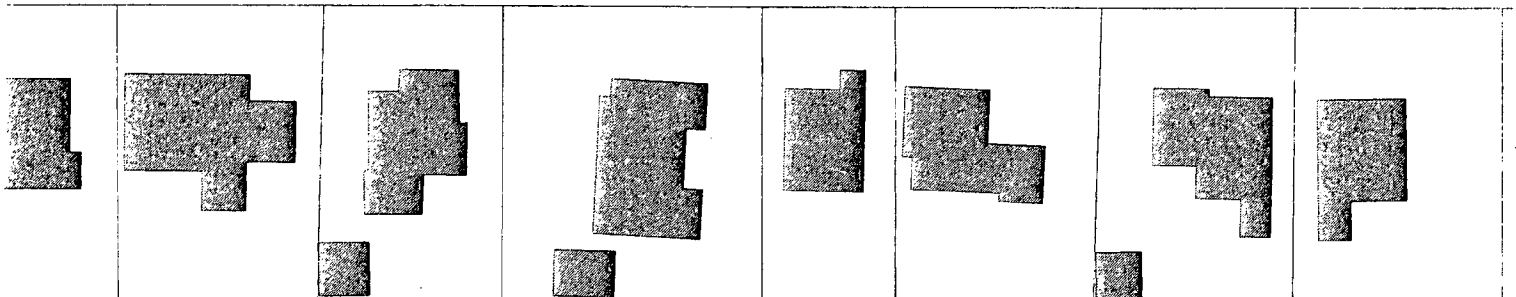
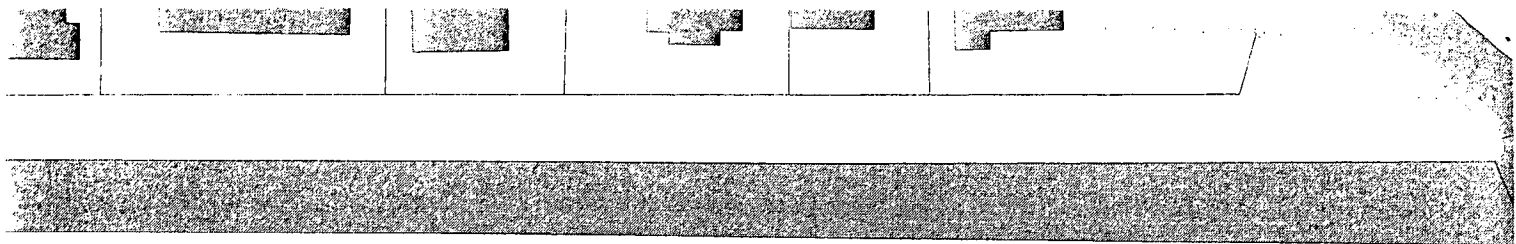
20 MS. O'MALLEY: Look forward to seeing you again.

21 MR. ABEL: Thank you very much.

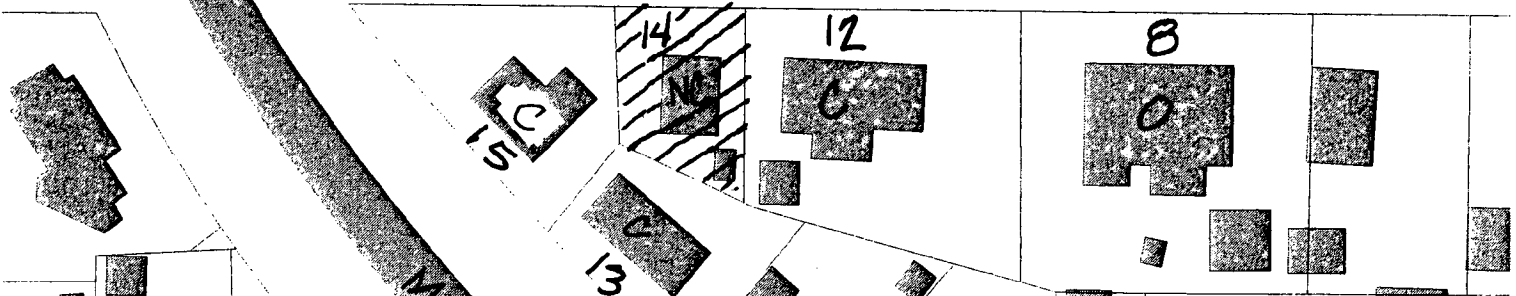
22 MS. O'MALLEY: Uh, let's see. We've got tax  
23 credits. We'll do the tax credits very quickly. I actually  
24 have reviewed them myself. I didn't find any that seemed to  
25 be unusual.

26 MS. TULLY: This is the second group of tax

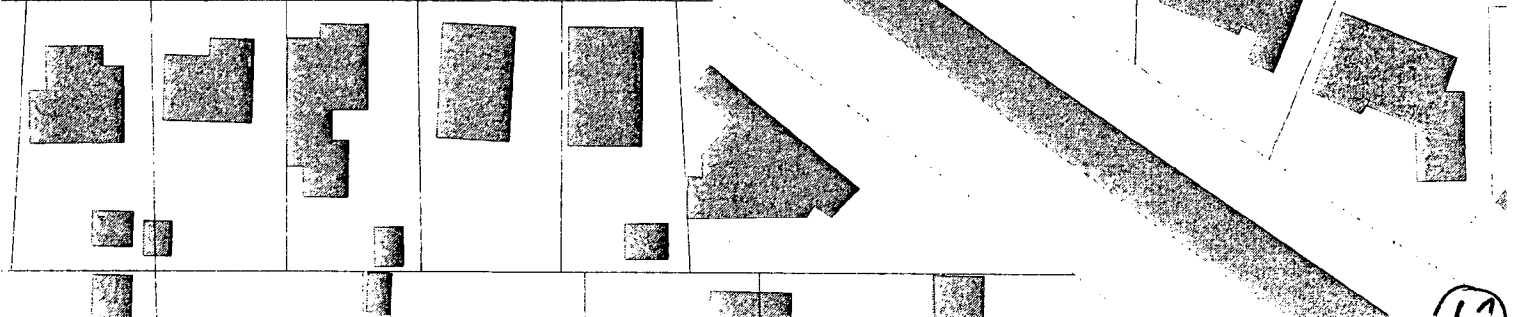
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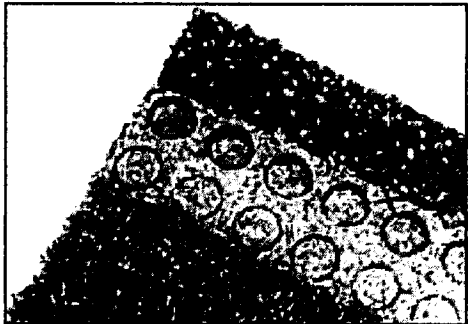
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Grasspave<sup>2</sup>'s high compressive strength, 5721 psi, make it perfect for green firelanes. A firetruck outrigger will exert only about one-fifth of capacity. Visit our [project profiles](#) (put "fire lane" in application field) and view over 70 applications.

(04)

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	4 Newlands Street, Chevy Chase	<b>Meeting Date:</b>	04/25/07
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	04/18/07
<b>Applicant:</b>	Harriet F. C. Klosson	<b>Public Notice:</b>	04/11/07
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/15-070	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Tree removal and replacement

**RECOMMENDATION:** Approve

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival / Craftsman  
**DATE:** c. 1908

**PROPOSAL**

The applicant proposes to remove five Leyland Cypress trees (16", 10", 10", 9", 8" diameter) that they planted in 1982 at the rear of the property on the right and left sides. The applicant proposed to replace them with arborvitae in the same location. On February 12, 2007 the Chevy Chase Village Board of Managers approved the tree removal and replacement as complying with the Village Urban Forest Ordinance.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Chevy Chase Village Historic District***

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original



“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

Specifically, the *Guidelines* state:

- o Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

***Montgomery County Code; Chapter 24A***

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

***Secretary of the Interior’s Standards for Rehabilitation:***

# 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

**STAFF DISCUSSION**

The Chevy Chase Village Board has determined that the proposed tree removal and replacement complies with their Urban Forest Ordinance. Staff is recommending approval.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior’s Standards for Rehabilitation;*

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850  
301 777 4376

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: OWNER  
Daytime Phone No.: 301-654-3759

Tax Account No.: 00456387  
Name of Property Owner: Harriet F. C. Klosson Daytime Phone No.: 301-654-3759  
Address: 4 Newlands St CHENY CHASE MD 20815  
Street Number City State Zip Code  
Contractor: MR. PAUL WOLFE Phone No.: 301-881-8130  
Contractor Registration No.: 330  
Agent for Owner: MR. PAUL WOLFE Daytime Phone No.: 301-881-8130

**LOCATION OF BUILDING/PREMISE**

House Number: 4 NEWLANDS ST Street:  
Town/City: CHENY CHASE Nearest Cross Street: CONN AVE  
Lot: 8 Block: 47 Subdivision: 2  
Liber: Folio: Parcel:

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Flaze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: TR22 Removal  
1B. Construction cost estimate: \$ 1,500 5 trees require permit  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Harriet F. C. Klosson 3 March 2007  
Signature of owner or authorized agent Date

Approved: 449149 For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Twenty-five years ago, we planted several cypress trees along the edge, east, south west side, of our backyard to screen and give us privacy. The trees have become far too tall, some are in the middle of electric lines, others leaning over the Murphy's driveway. I wish to remove all trees on east and west side and replace with six sycamores which will not exceed 15 feet. Five of the 24 trees need a permit, the others do not.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The backyard garden is small and the present plantings are overpassing. The east side is along the Murphy's driveway and garden. The west side is along our garage. I plan to leave the trees on the south side until a later date.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

- ✓ If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

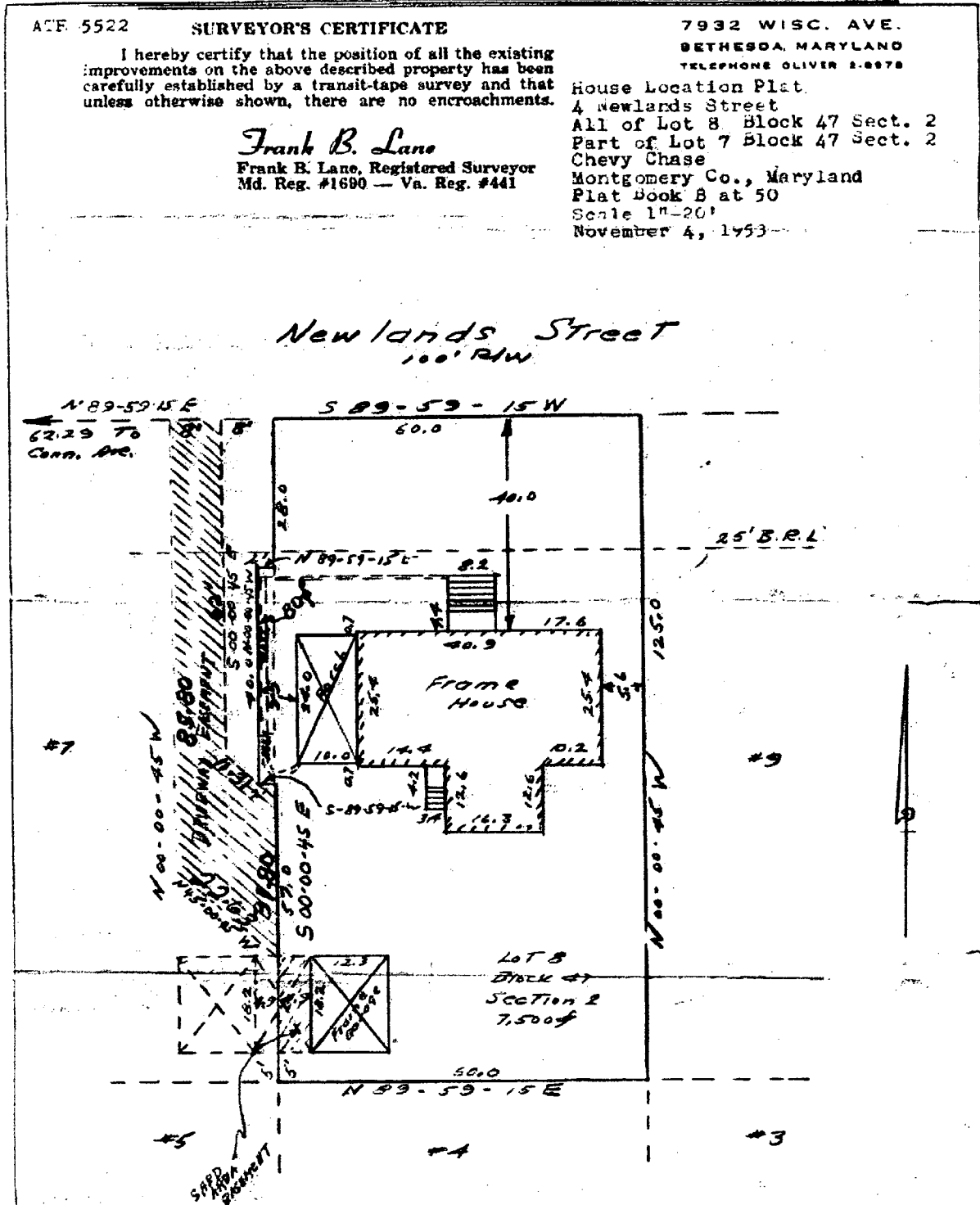
For **All** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
<p>4 Newlands St.                      Chevy Chase MD 20815</p>	<p>Paul Wertz                      In Town Flat Care                      2279 Lewis Ave.                      Rockville MD 20851</p>
Adjacent and confronting Property Owners mailing addresses	
<p>Mr + Mrs James <del>Breed</del> Breed                      2 Newlands St                      Chevy Chase MD                      20816</p>	<p>JANE                      Mr + Mrs. Dubowitz<sup>as</sup>                      3 Newlands St.                      Chevy Chase MD                      20815</p>
<p>Mr + Mrs. John Murphy                      6 Newlands St.                      Chevy Chase MD                      20815</p>	

Site Plan: 4 Newlands Street, Chevy Chase, Md. 20815



Applicant: Harriet F. C. Klosson

Page:

# Site Plan: 4 Newlands Street, Chevy Chase, Md. 20815

## SURVEYOR'S CERTIFICATE

I hereby certify that the position of all the existing easements on the above described property has been carefully established by a transit-stave survey and that unless otherwise shown, there are no encroachments.

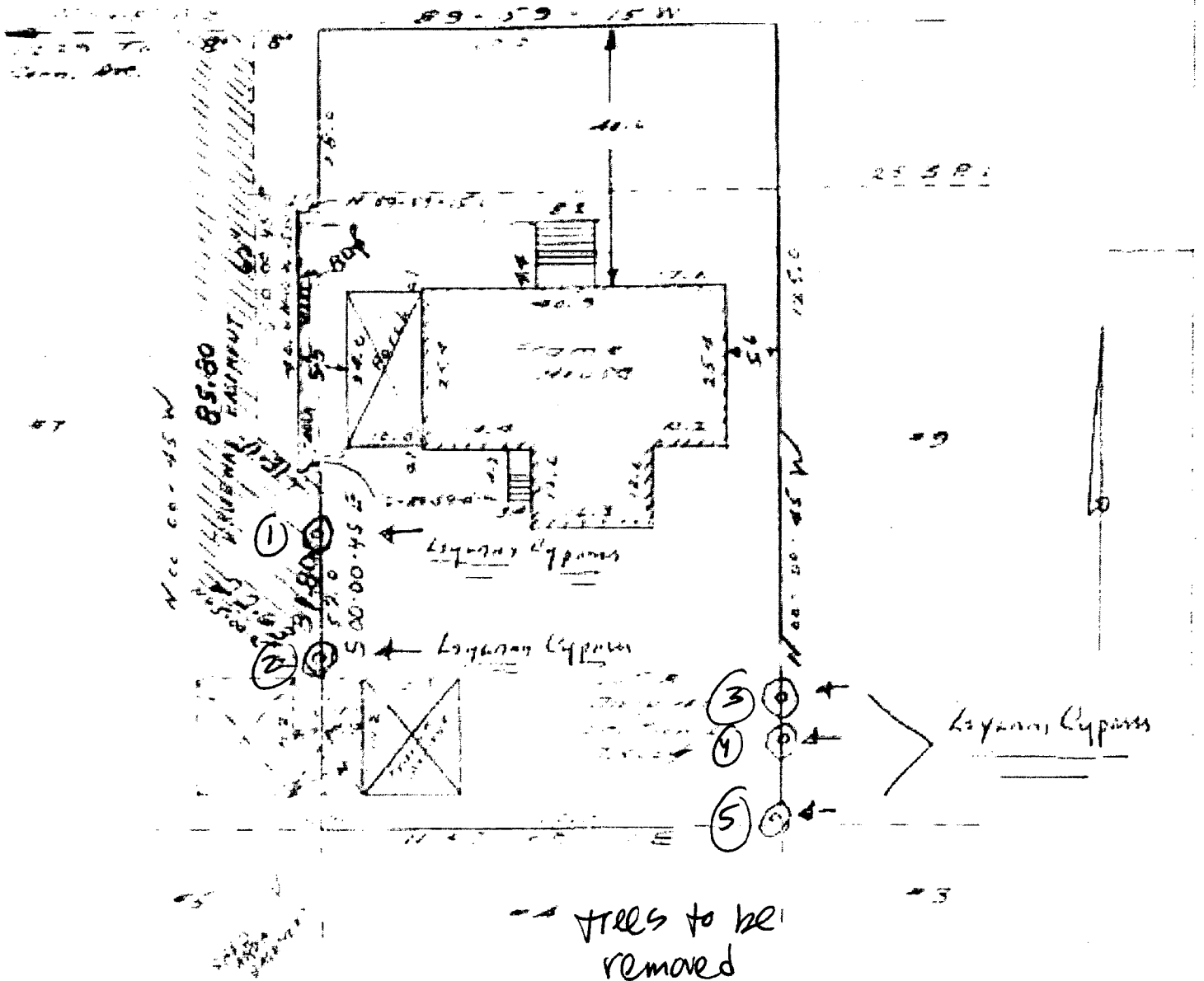
*Frank B. Lane*

Frank B. Lane, Registered Surveyor  
Md. Reg. #1690 - Va. Reg. #441

7932 WISCO AV.  
BETHESDA, MARYLAND  
TELEPHONE 681-1818

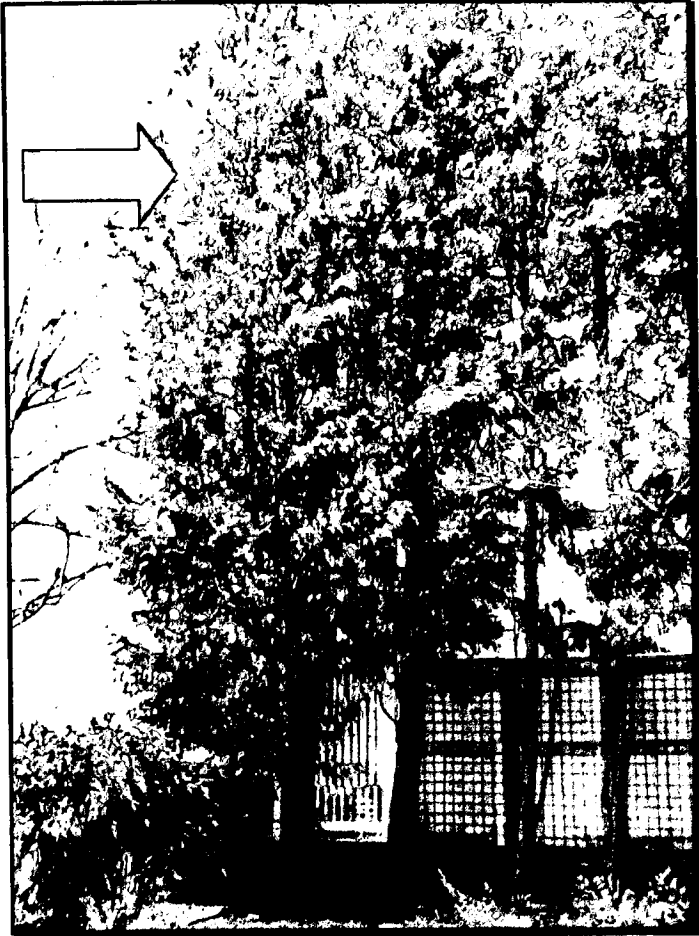
7932 WISCO AV.  
BETHESDA, MD. 20814  
All of Lot 4, Block 2, Chevy Chase  
Part of Lot 7, Block 2, Chevy Chase  
Chevy Chase  
Baltimore City, Md. and  
Plot 200E & 100  
Chevy Chase  
November 4, 1951

*Newlands Street*  
100' R/W

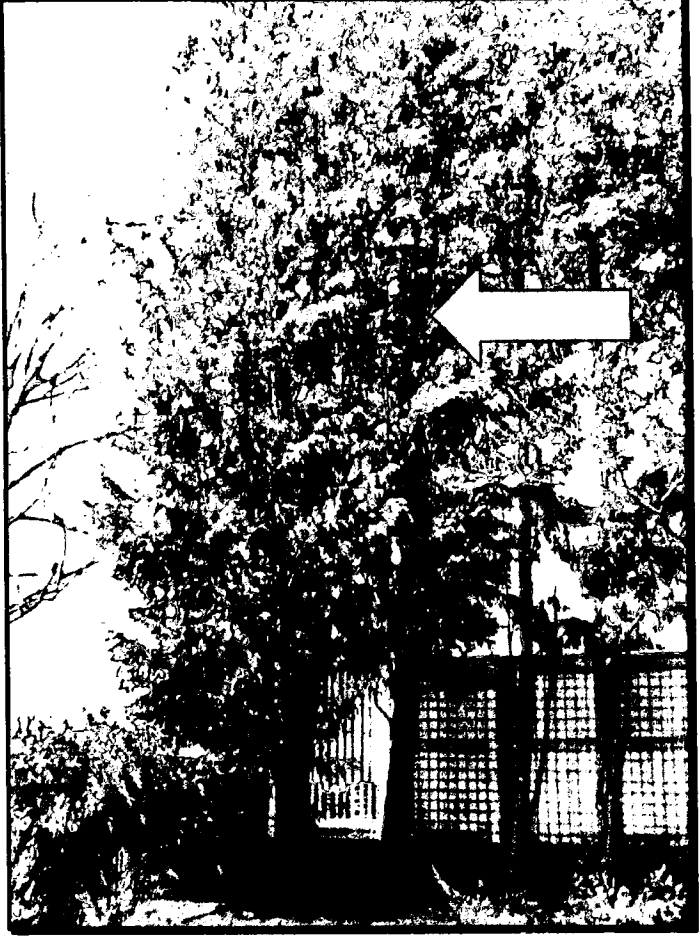


# 4 Newlands Street

16.2-inch diameter Leyland Cypress tree

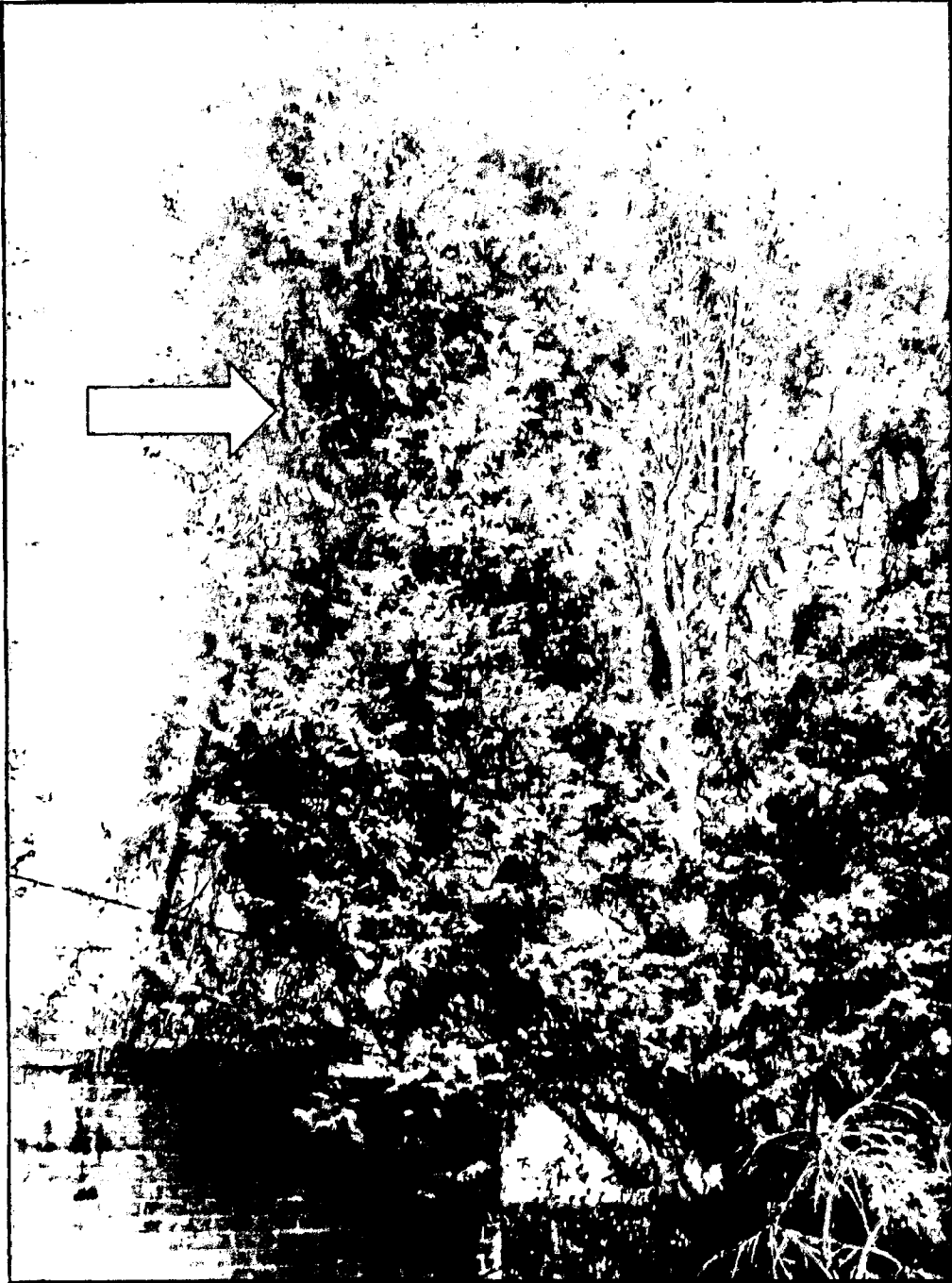


8.5-inch diameter Leyland Cypress tree



# 4 Newlands Street

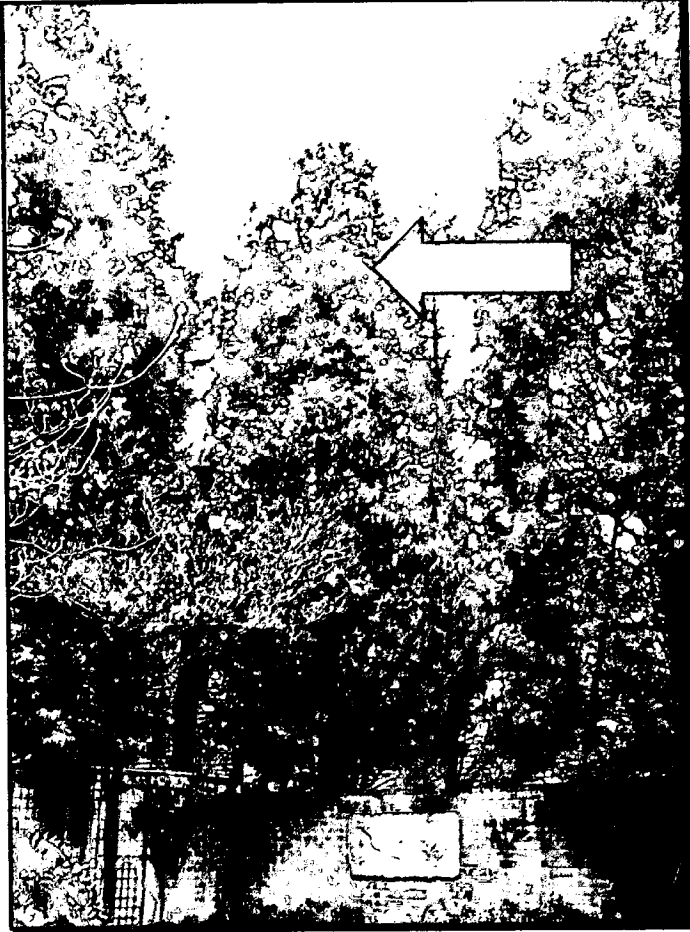
8.0-inch diameter Leyland Cypress tree





# 4 Newlands Street

10.0-inch diameter Leyland Cypress tree



10.0-inch diameter Leyland Cypress tree





CHEVY CHASE VILLAGE  
5906 CONNECTICUT AVENUE  
CHEVY CHASE, MD 20815  
Telephone (301) 654-7300  
Fax (301) 907-9721  
ccv@montgomerycountymd.gov

GEOFFREY B. BIDDLE  
*Village Manager*  
DAVID R. PODOLSKY  
*Legal Counsel*

BOARD OF MANAGERS  
DOUGLAS B. KAMEROW  
*Chair*  
DAVID L. WINSTEAD  
*Vice Chair*  
SUSIE EIG  
*Secretary*  
GAIL S. FELDMAN  
*Treasurer*  
BETSY STEPHENS  
*Assistant Treasurer*  
PETER M. YEO  
*Board Member*  
ROBERT L. JONES  
*Board Member*

March 1, 2007

Ms. Harriet Klosson  
4 Newlands Street  
Chevy Chase, MD 20815

Dear Ms. Klosson:

Enclosed please find a copy of the signed decision approving the removal of five Leyland Cypress trees located in the rear yard of your property. The Village's Tree Removal Permit will not be issued until the Historic Area Work Permit has been obtained from the Historic Preservation Commission.

If you have any questions or require additional information, please contact the Village office at (301) 654-7300.

Sincerely,



Michael Younes  
Chevy Chase Village

Enclosures

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7338 Piney Branch Road, Takoma Park	<b>Meeting Date:</b>	04/25/07
<b>Applicant:</b>	Ivan Tokic	<b>Report Date:</b>	04/18/07
<b>Resource:</b>	Non-Contributing Resource Takoma Park Historic District	<b>Public Notice:</b>	04/11/07
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-07K	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Second story expansion and front addition

**RECOMMEND:** Approval with two conditions

---

**STAFF RECOMMENDATION**

Staff is recommending approval with the following conditions:

- 1.) The 10 foot x 8 foot addition at the front will not be built as proposed. A design for a covered front entry will be submitted to staff for review and approval.
- 2.) The skylight will be flat; final plans to be reviewed and approved by staff.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource in the Takoma Park Historic District  
**STYLE:** Ranch  
**DATE:** 1954

**BACKGROUND**

The applicant originally submitted a HAWP application to DPS in January 2007 but it was returned to the owner because it was incomplete. The second submission was received on April 5, 2007.

**PROPOSAL**

The applicant proposes a second story expansion of this house. The proposed house is 24 feet tall from front grade to the roof ridge. The proposed second floor is 35' wide x 28' deep, the same dimensions as the existing first floor plus a 2 foot extension cantilevered at the back, and has a 4' x 7' balcony off the master bedroom at the back. The applicant proposes an 8' x 10' addition on the first floor at the front which is brick with a small window at the right side and columns at the front door entry area.

The proposed materials for the addition are horizontal hardiplank siding above the existing brick first floor, new wood front door, wood windows, wood shutters, brick for the extended chimney, wood balcony, wood sliding glass doors, wood columns at the front entry, curved skylight, and an asphalt shingle roof (*some*

materials were not listed in the application but staff confirmed them with the applicant by phone).

The City of Takoma Park arborist has determined that a tree protection plan is not needed for this project.

See existing and proposed plans in Circles 7-15 and photos of the house in Circles 16+17.

### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#### ***Takoma Park Historic District***

According to the *Takoma Park Guidelines*, Non-Contributing Resources in the Takoma Park Historic District are "either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review."

The *Guidelines* also state: "Most alterations and additions to Non-Contributing Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of non-Contributing Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole."

#### ***Montgomery County Code; Chapter 24A***

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

#### ***Secretary of the Interior's Standards for Rehabilitation:***

# 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

### **STAFF DISCUSSION**

A Non-Contributing Resource in the Takoma Park Historic District receives the most lenient level of design review. The HPC considers alterations to Non-Contributing Resources in terms of their impact on the overall streetscape and environmental setting of the historic district.

While this second story expansion will be visible from the street, the proposed taller massing will not have an adverse impact on the streetscape. The house is surrounded by Non-Contributing Resources and will not be taller than the adjacent houses. The overall height of the building to the roof ridge will increase eight feet and the footprint will not change. The proposed materials are appropriate and compatible with the house and district. No trees will be removed for this project and the arborist has determined that a tree protection plan will not be necessary during construction.

Staff has two concerns about proposed changes that would be very visible and are not in keeping with the historic district. The first concern is the 80 SF addition at the front that creates an entry hall area to the house. While a new covered entry with wood columns (as it appears in the front elevation) would be supported by staff, the solid brick addition at the front with one small window may stand out as an incompatible projection (see left and right side elevations). Staff recommends that this front addition be removed and that a new covered entry may be designed and reviewed and approved at the staff level.

The second concern is with the curved skylight located towards the front of the right side of the new roof. This also will be visible from the street and a curved skylight is not a feature that the HPC generally approves. Since the review is more lenient for a Non-Contributing Resource, staff could support a skylight if it was flat and staff has recommended that change.

Overall, this expansion of a Non-Contributing Resource will not adversely affect the character of the streetscape, landscape, or the historic district. Staff recommends approval with two conditions.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve the HAWP application with the conditions listed on page one** as being consistent with Chapter 24A-8 (b) 2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior's *Standards for Rehabilitation*,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: IVAN TOKIC  
Daytime Phone No.: 301-495-7839

Tax Account No.: 161301079793

Name of Property Owner: IVAN TOKIC Daytime Phone No.: 301-495-7839

Address: 7338 PINEY BRANCH RD TAKOMA PARK MARYLAND 20912  
Street Number City Street Zip Code

Contractor: IVAN TOKIC (GENERAL OF RECORD) Phone No.: 301-495-7839

Contractor Registration No.: N/A OWNER IS CONTRACTOR OF RECORD - ALL SUBS ARE LICENSED

Agent for Owner: N/A Daytime Phone No.: N/A

**LOCATION OF BUILDING/PREMISE**

House Number: 7338 Street: PINEY BRANCH RD.  
Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVE  
Lot: 2-A Block: 82 Subdivision: VIRGINIA G. BARCLAY TRACT  
Liber: 48 Folio: 3222 Parcel:

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: BALCONY

1B. Construction cost estimate: \$ 120,000

1C. If this is a revision of a previously approved active permit, see Permit # N/A

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]  
Signature of owner or authorized agent

1/9/2007  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 442489 Date Filed: 1/9/07 Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

STORY AND 1/2 BRICK BUNGALOW WITH A 4 FT.  
WOOD FENCE ON ONE SIDE. HOUSE WAS BUILT  
IN 1954 AND IT HAS NO HISTORIC  
SIGNIFICANCE

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

THE PROPOSED EXTENSION IS A SECOND  
STORY ADDITION WITH A SLIGHT ENLARGEMENT  
OF FOOTING FOOT PRINT ON BACK (2 FT.). THE  
RESULTANT FACADE WILL GREATLY IMPROVE THE  
OVERALL APPEARANCE OF THE HOME

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

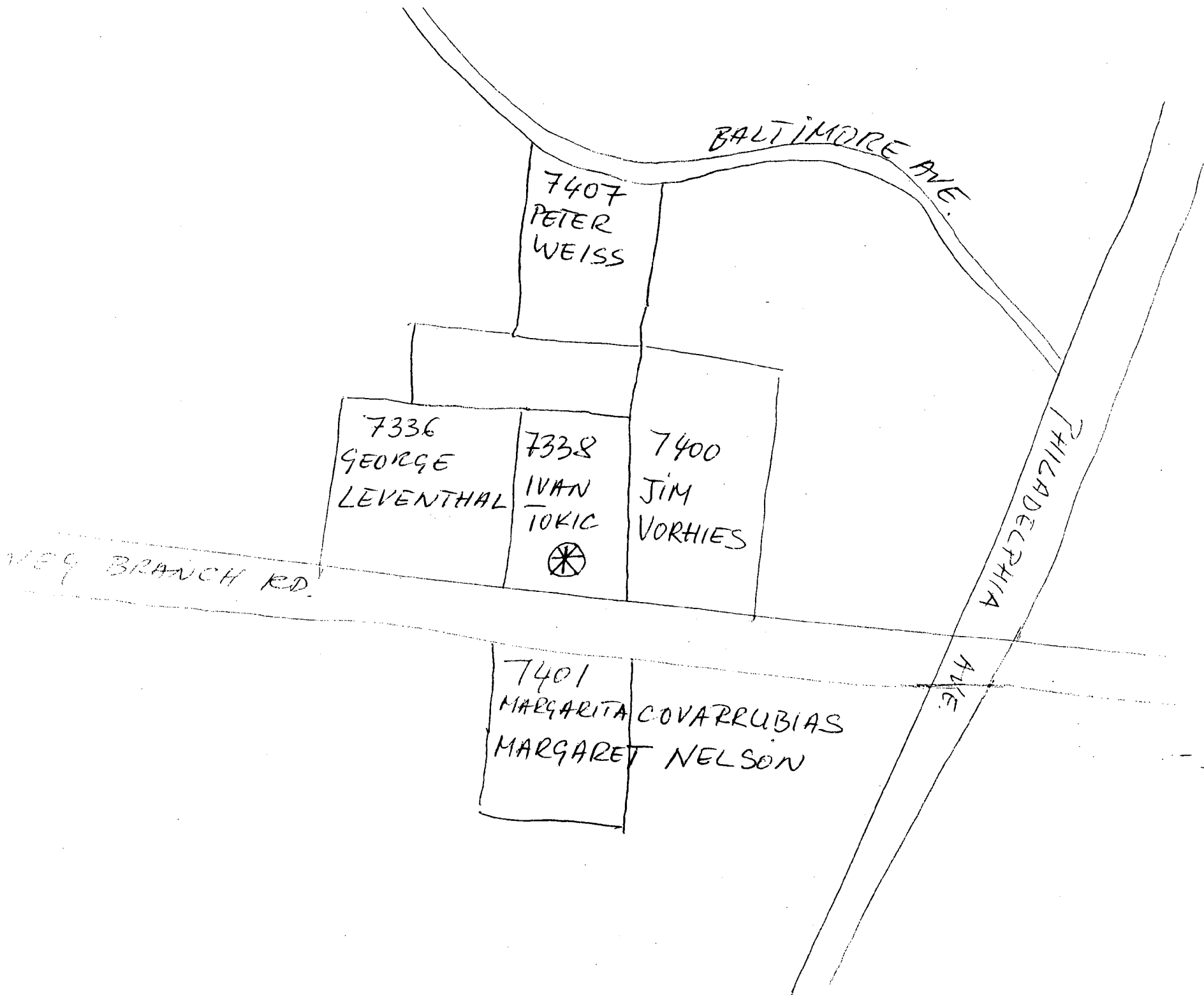
**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).





-----  
Lots 1-A and 2-A Block 82  
Virginia G. Barclay Tract  
TAKOMA PARK

Montgomery County, Maryland

Scale: 1" = 30'

Surveyor's Certificate

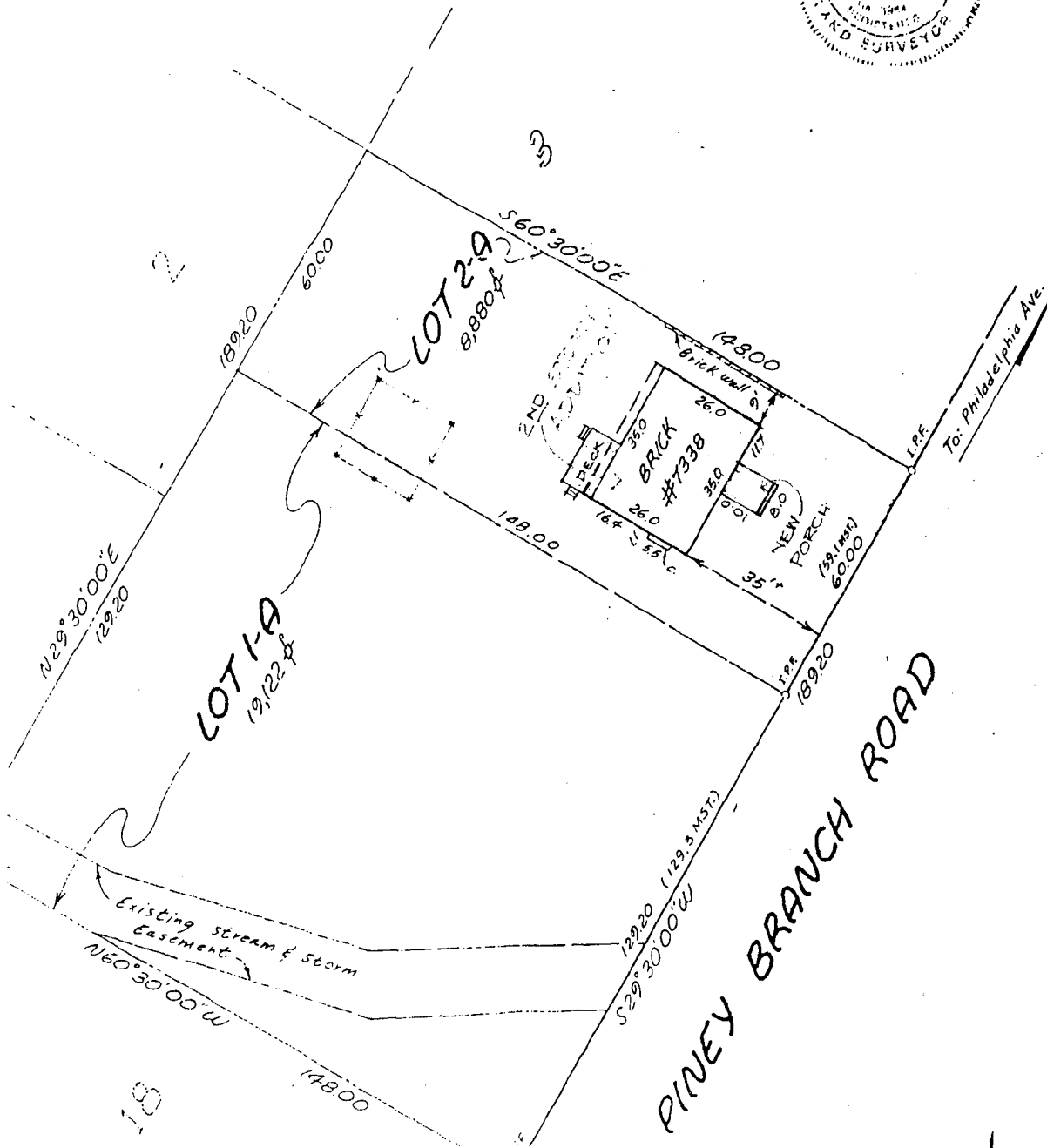
We hereby certify that we have carefully surveyed the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

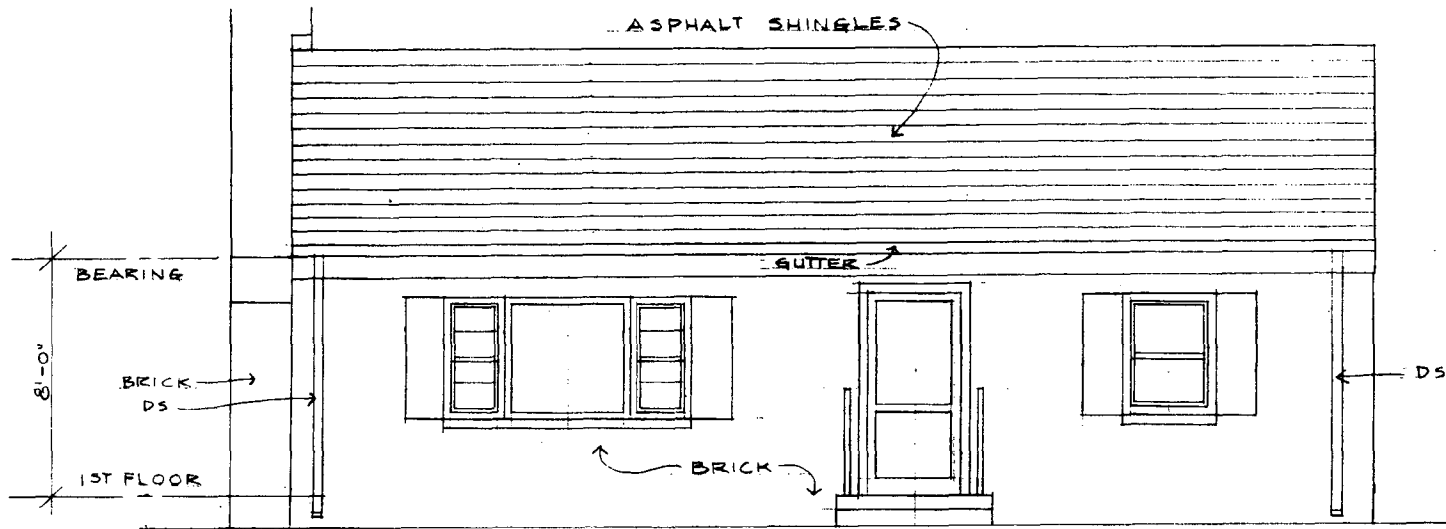
Date: June 2, 1982

Frey, Sheehan, Stoker, & Assoc.  
Land Planning Consultants  
Phone 588-8464

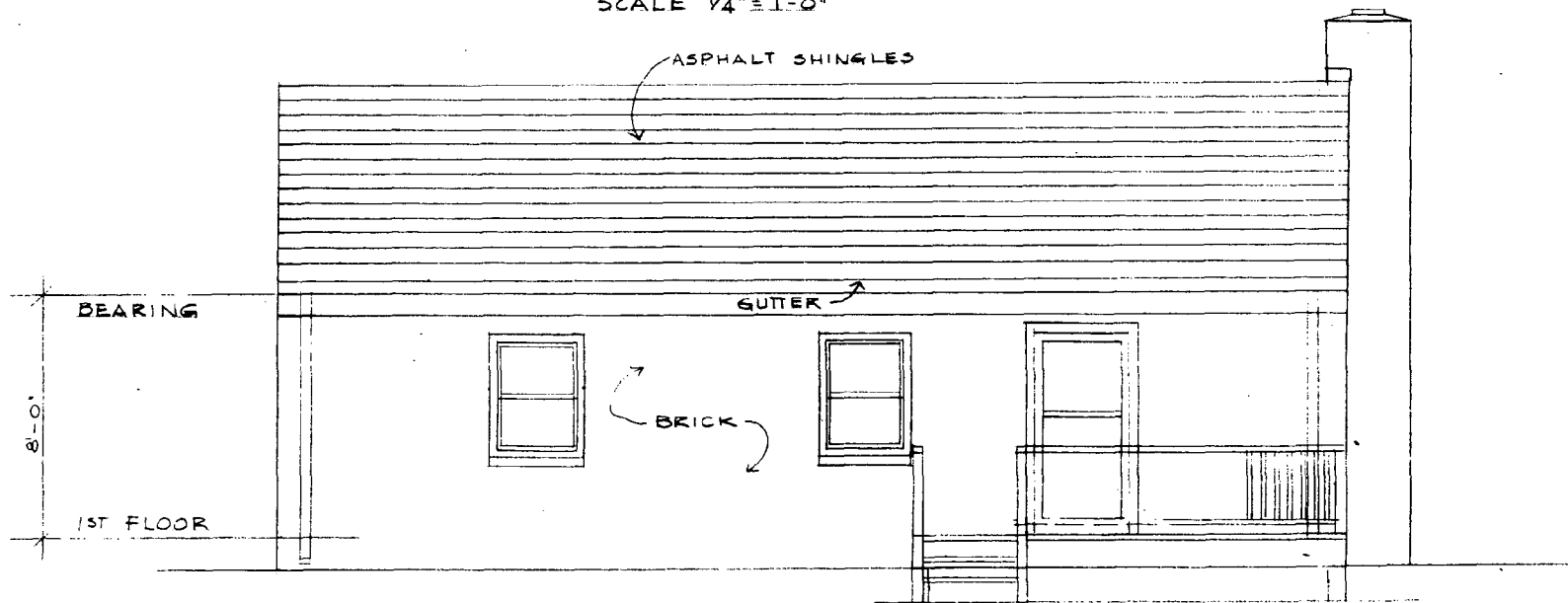
Plat Book 48  
Plat 3722

By: *James F. Sheehan*  
James F. Sheehan  
Reg. Land Surveyor  
Md. No. 3984





FRONT ELEVATION (EXISTING)  
SCALE 1/4" = 1'-0"

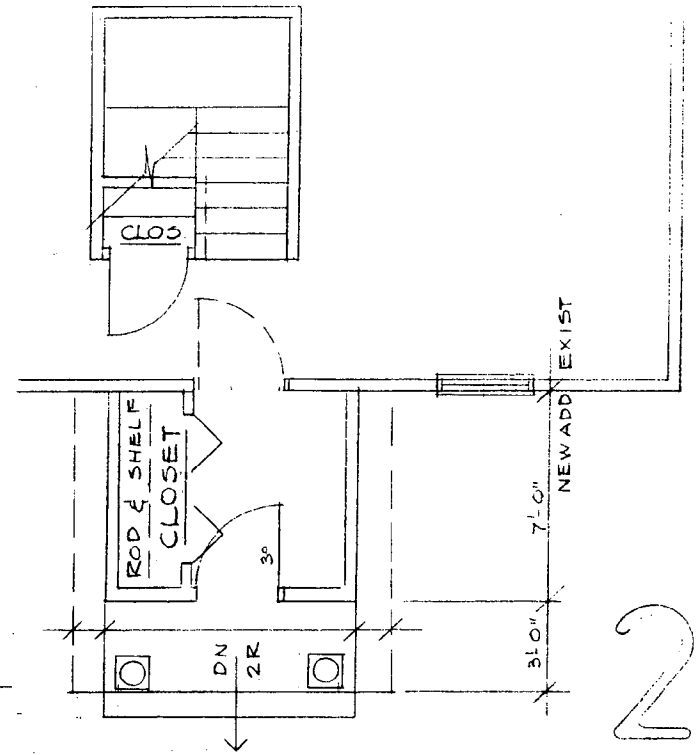


REAR ELEVATION (EXISTING)

PROPOSED

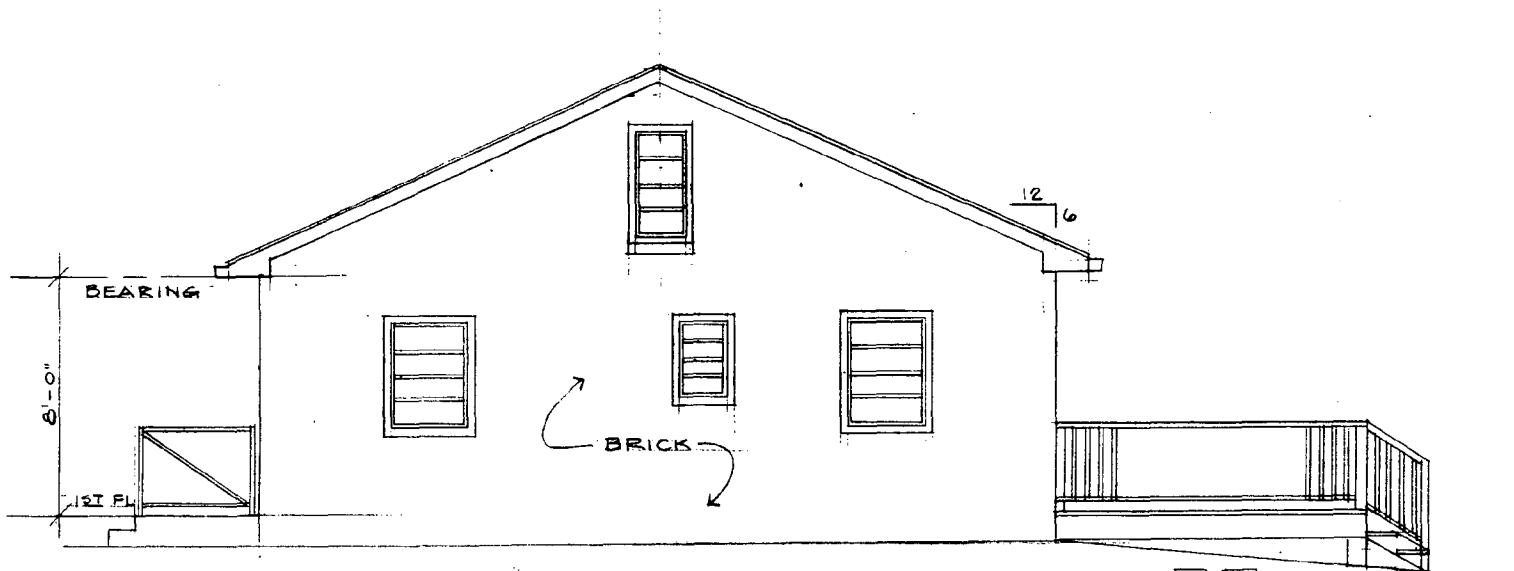


FRONT ELEVATION  
SCALE 1/4" = 1'-0"

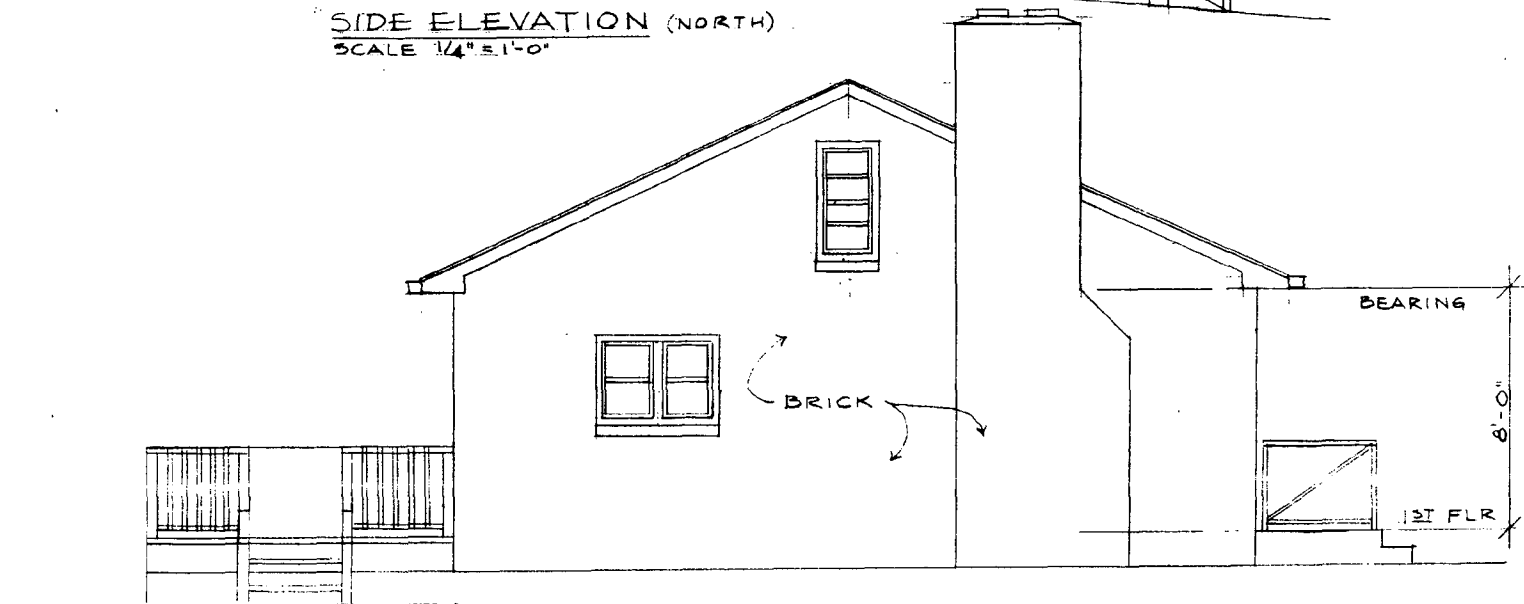


ENTRY PLAN SCALE 1/4" = 1'-0"

6



SIDE ELEVATION (NORTH)  
SCALE 1/4" = 1'-0"

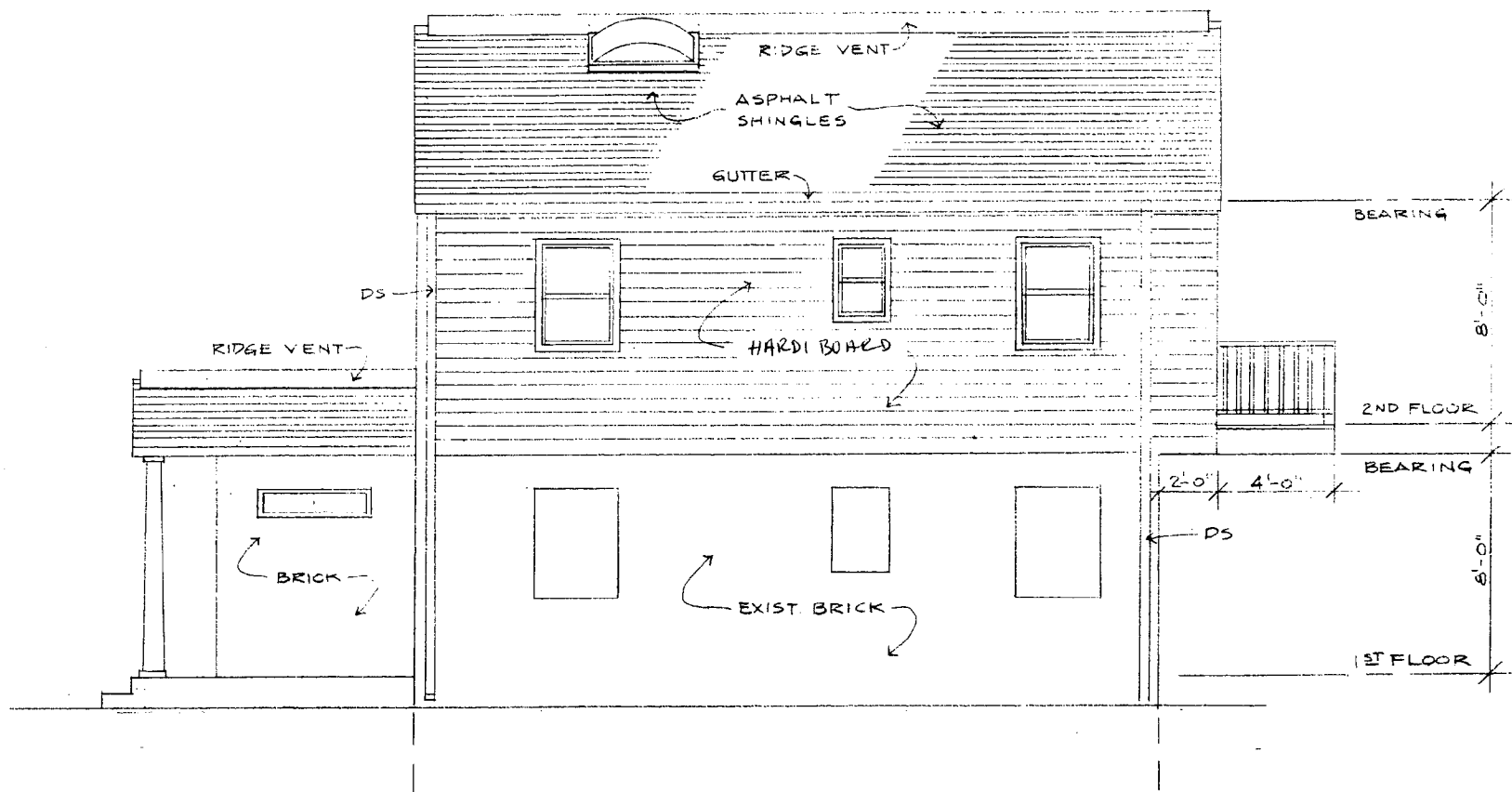


SIDE ELEVATION (SOUTH)  
SCALE 1/4" = 1'-0"

(01)

3

PROPOSED

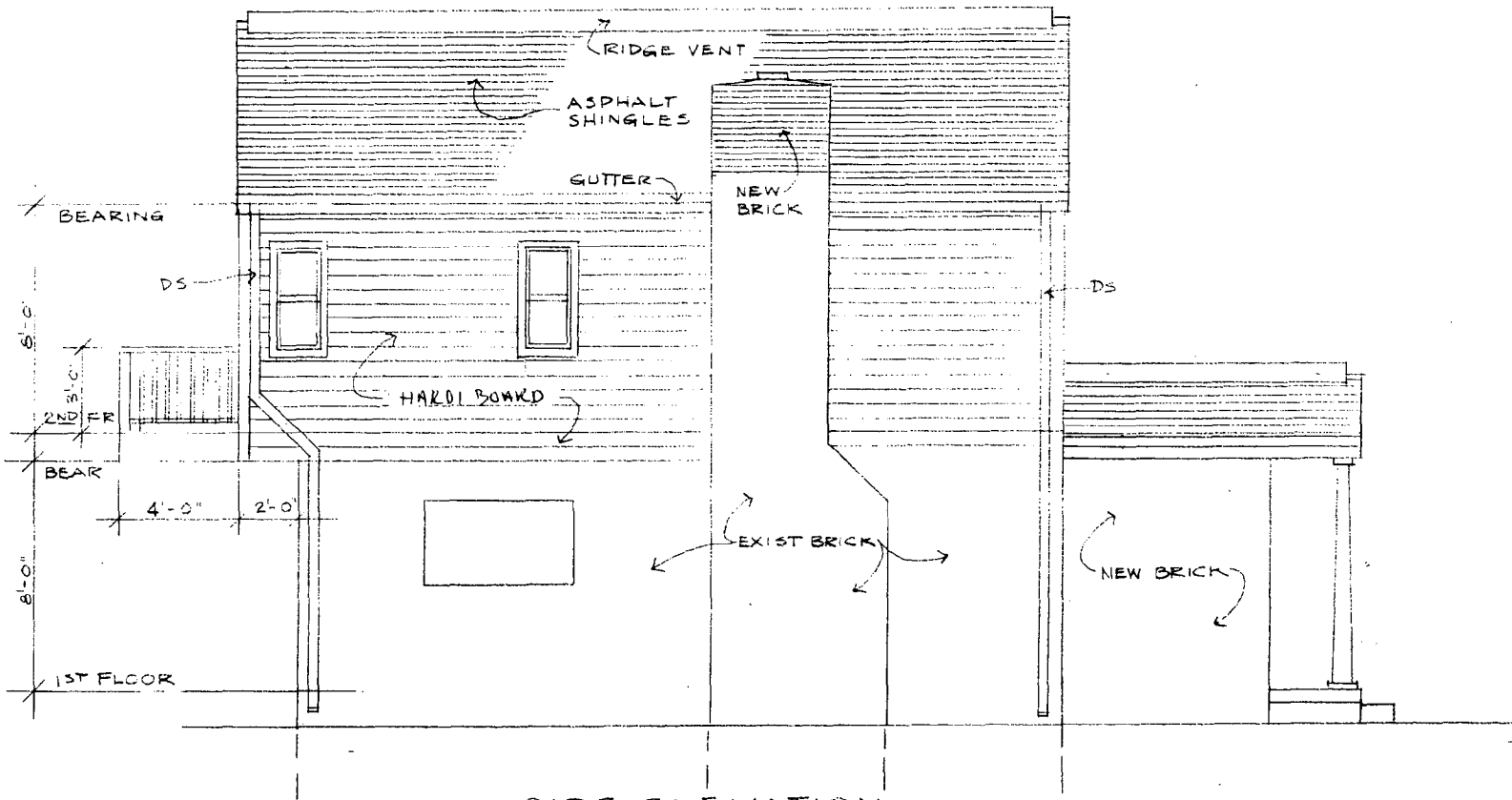


SIDE ELEVATION  
SCALE 1/4" = 1'-0"

3

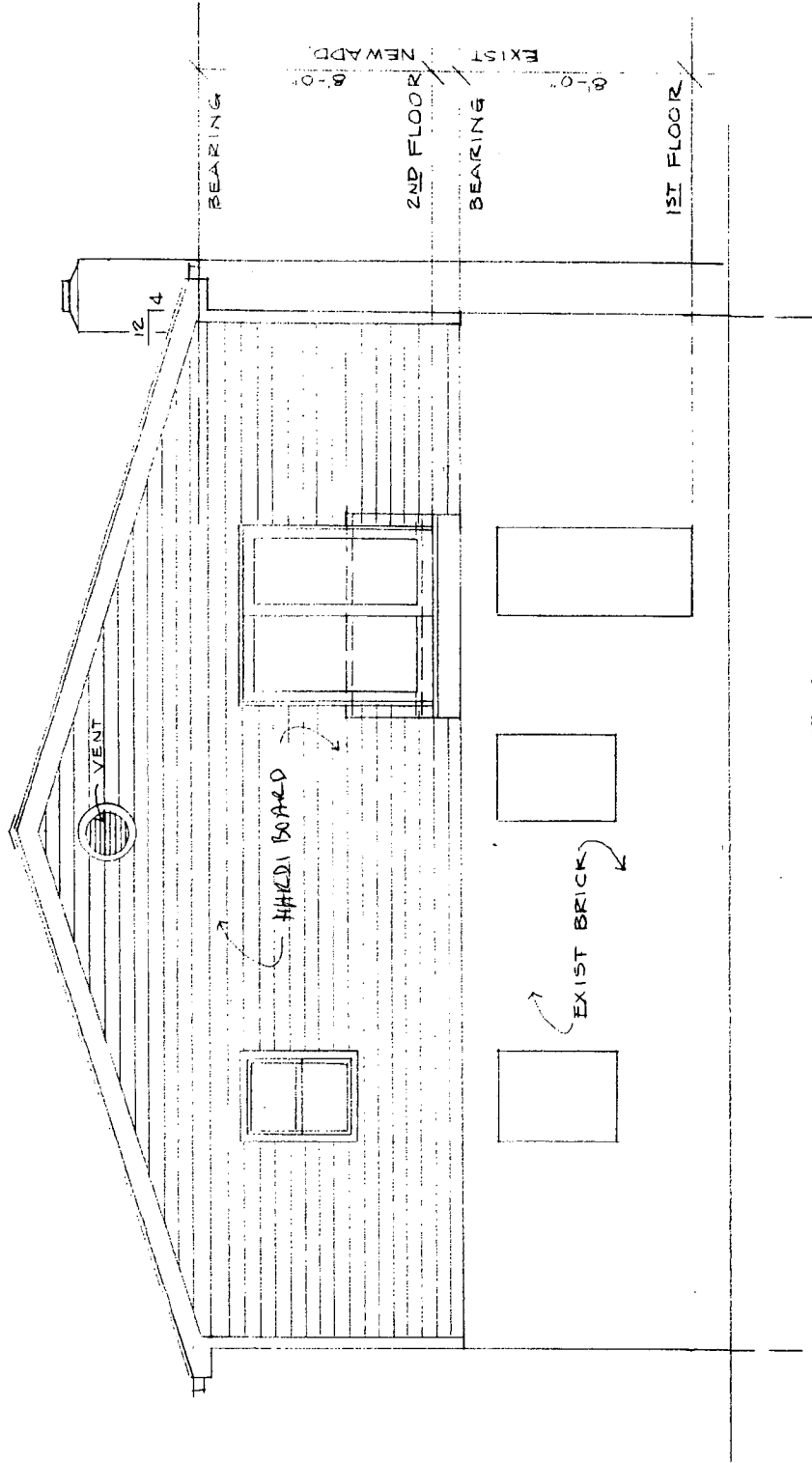
11

PROPOSED



SIDE ELEVATION  
SCALE 1/4" = 1'-0"

PROPOSED

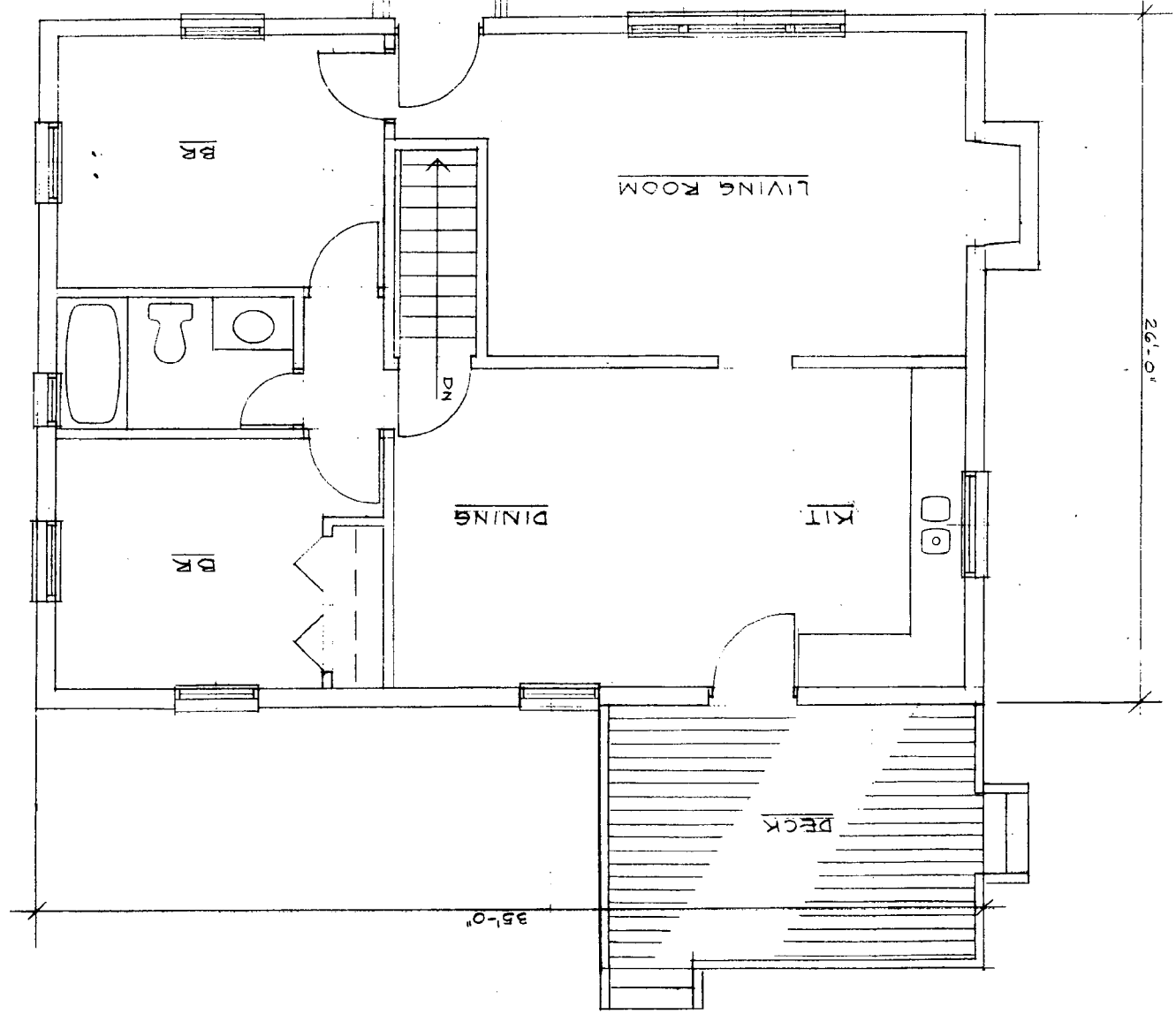


REAR ELEVATION  
 SCALE 1/4" = 1'-0"



M1

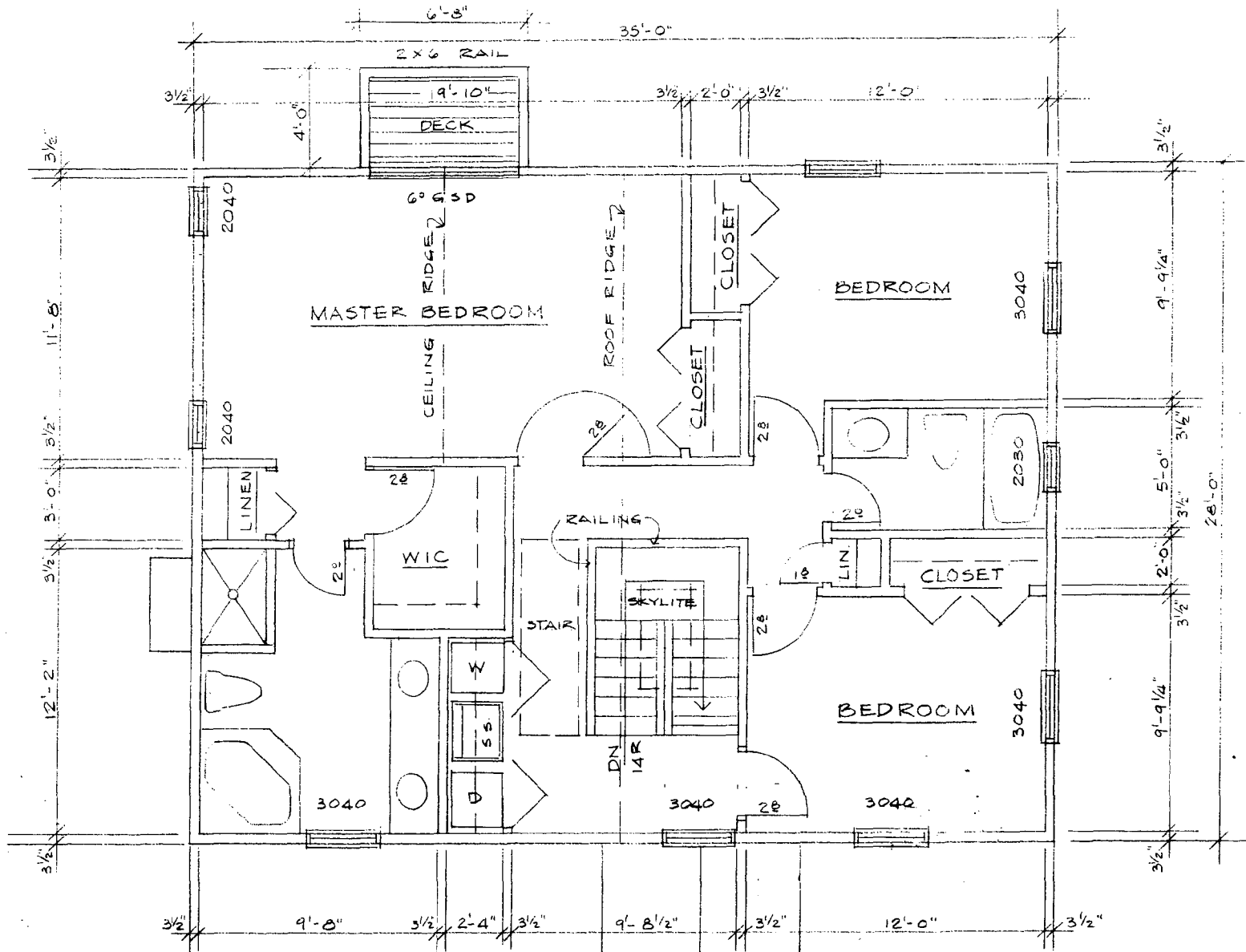
FIRST FLOOR PLAN (EXIST)  
SCALE 1/4" = 1'-0"



26'-0"

35'-0"

51



TOKIC RESIDENCE ADDITION  
7338 PINEY BRANCH RD. TAKOMA PARK, MD.

SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

Slide



Slide



Slide

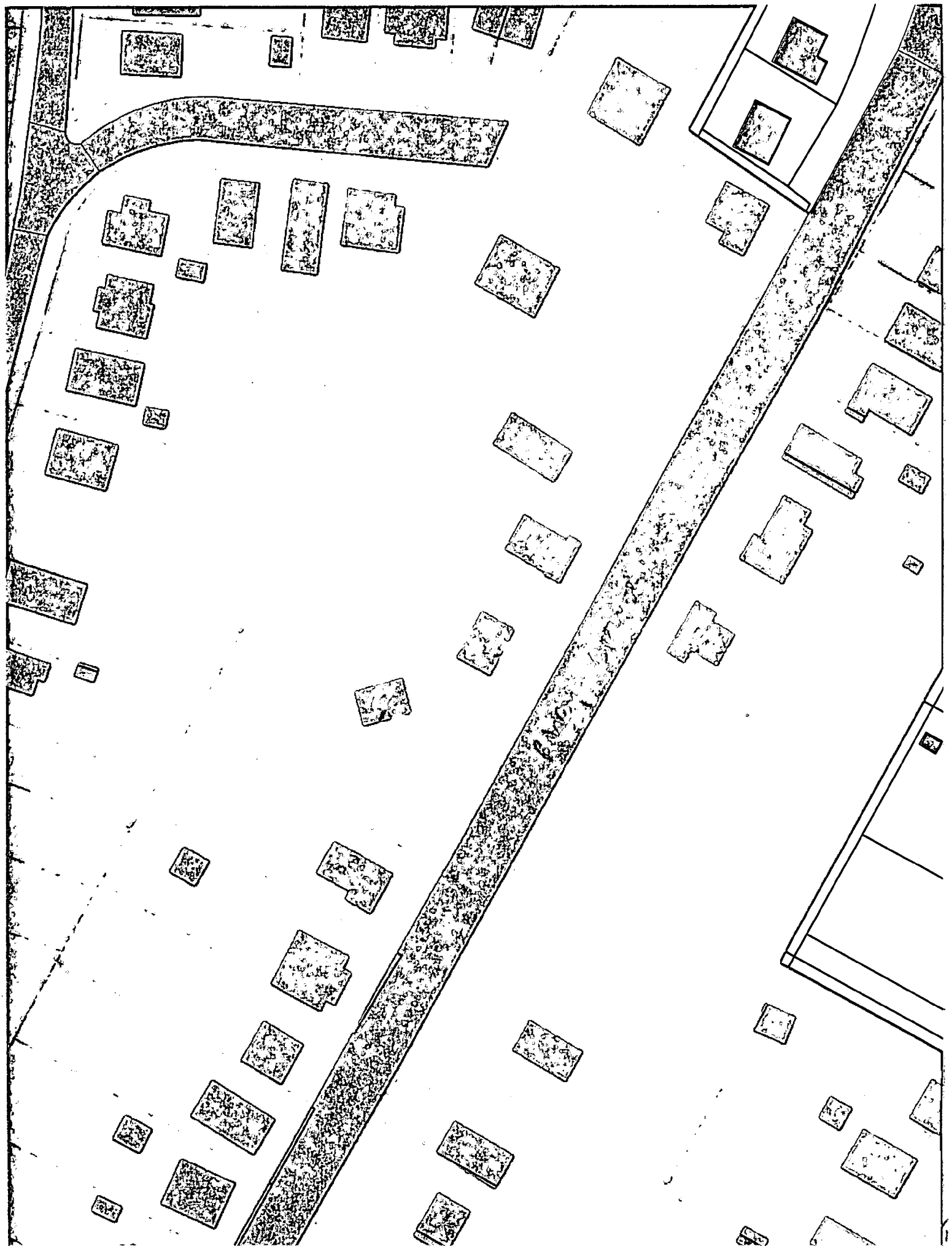


Slide



(16)





**Fothergill, Anne**

**Subject:** FW: HAWP applications

-----Original Message-----

**From:** Todd Bolton [mailto:ToddB@takomagov.org]

**Sent:** Friday, April 13, 2007 2:18 PM

**To:** Fothergill, Anne

**Subject:** RE: HAWP applications

Anne,

I went by the 7338 Piney Branch yesterday, There are no trees within impact range for this project. No tree protection plan permit will be required.

Thanks, Todd

4/16/2007

(19)

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7054 Carroll Ave, Takoma Park	<b>Meeting Date:</b>	4/25/2007
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	4/18/2007
<b>Applicant:</b>	SBK, LLC (Sam Kittner, Agent)	<b>Public Notice:</b>	4/11/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-070	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	Alley Gate		
<b>RECOMMENDATION:</b>	Approve		

**STAFF RECOMMENDATION:**

- Approval
- Approval with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Colonial Revival; Commercial  
**DATE:** c1925-35

**PROPOSAL:**

Applicant is proposing to install a wrought iron gate between two commercial buildings to enclose an alley. The gate will be six (6') feet in height and 46" in length. The gate is being proposed for public safety.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic

resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



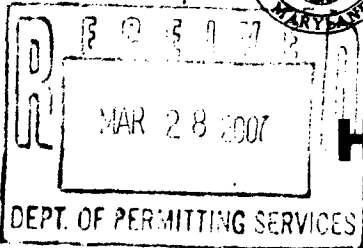


DEPARTMENT OF PERMITTING SERVICES  
2800 WOODBURN ROAD, SUITE 200  
BETHESDA, MD 20814

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**



Contact Person: Sam Kittner

Daytime Phone No.: 301-270-8750

Tax Account No.: 01065570

Name of Property Owner: SBK, LLC Daytime Phone No.: 301-270-8750

Address: 7054-7056 Carroll Ave. #200 Takoma Park, MD 20912  
Street Number City Street Zip Code

Contractor: City Ornamental Iron Phone No.: 301-270-8750

Contractor Registration No.: MHIC-37944

Agent for Owner: Sam Kittner Daytime Phone No.: 301-270-8750

**LOCATION OF BUILDING/PREMISE**

House Number: 7056 - 7054 Street: Carroll Ave.

Town/City: Takoma Park Nearest Cross Street: Tulip Ave.

Lot: 22 Block: 6 Subdivision: 025

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

**CHECK ALL APPLICABLE:**

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 1495

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height 6 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Sam Kittner  
Signature of owner or authorized agent

3/18/07  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 448755 Date Filed: 3/28/07 Date Issued: \_\_\_\_\_

3

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Two Story brick building in Old Takoma Business district.

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- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Place black wrought iron gate in private alley to ensure public safety.

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**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

④

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
SBK, LLC c/o Sam Kitzner 7056 Carroll Ave. #200 TAKOMA PARK, MD 20912	
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Douglas Dembling, et al 504 Tulip Ave. TAKOMA PARK MD 20912	Eduardo Castagna 505 Tulip Ave. TAKOMA PARK MD 20912
LARRY RAVITZ + Marika Partridge 506 Tulip Ave. TAKOMA PARK MD. 20912	TAKOMA Tower, LP 7051 Carroll Ave. TAKOMA PARK MD 20912
Chitaypun JAGUL, Somchai, et al 7060 Carroll Ave. TAKOMA PARK MD 20912	Jeff Kay 7050 Carroll Ave. LLC 7050 Carroll Ave. TAKOMA PARK MD 20912

Tulip  
=

See Page 2 - Addresses need for  
Alley Gate.

P-1

**Commercial Security Survey**  
**January 31, 2007**  
**Case #: 07-1469**

**Business:** SBK, LLC  
**Owner:** Sam Kittner  
**Phone #:** 301-270-8750  
**Addresses:** 7054 Carroll Avenue (Salon Jam)  
7056 Carroll Avenue 2<sup>nd</sup> Floor (SKB, LLC)  
7056 Carroll Avenue 1<sup>st</sup> Floor (Subway)

A Commercial Security Survey was completed of your business properties on January 31, 2007 at 1:30 p.m. by Corporal Tina Smith of the Takoma Park Police Department. Below you will find a list of the items discussed and recommendations. If you have any questions or need clarification concerning the survey, contact Corporal Smith at 301-891-7125 or by e-mail at [tinas@takomagov.org](mailto:tinas@takomagov.org).

**Exterior: (Entire Building)**

**Front (sidewalk area):** sidewalk is free of debris, no cracks, no items for patrons/employees to fall over. Sidewalk/store fronts are very dark at night. Additional lighting should be added for protection of patrons/employees. Possibly add lighting under umbrella to entrance of all three businesses. This will prevent subjects from hiding in the dark area of store front doorways.

**Store fronts (windows):** should be kept clear of posters. This allows individuals, especially the Police a clear view of what's happening inside, example: robbery.

**7054** - window display completely covers window and lighting inside does not provide a view into business at all.

**7056 (2<sup>nd</sup> floor)** - door is always kept locked with buzzer system entry.

**7056 (1<sup>st</sup> floor)** - spoke with owner, has removed some items from window and entry door glass to create a better view into business. Inside is very bright, creating a clear view for anyone walking or driving by business to see inside.

SBK-

(6)

**Right side: (by mechanic shop)**

Light fixture does not work, this area is very dark at night. Spoke with owner of mechanic shop to add light to side of building also.



**Left side: (alley walk way to rear)**

Recommend closing off (with gate) for safety reasons. This area has been utilized in the past as an escape route for robbery suspects. Also, additional lighting could be added to brighten area to prevent subjects hiding and spray painting (graffiti) on wall. Recommended finding a free lance artist to paint a decorative picture on wall. Vandals normally like clear (plain) walls to paint on.

**Rear: (parking lot)**

Clear of debris. Trash cans are emptied regularly. Fire escape exit clear and visible. Lighting is very bright, illuminates out to sidewalk.

**Back door: (lower level)**

Stairwell clear of debris. Recommend adding a light top of door to keep out subjects that may utilize this area to sleep or other activity.

**Safety Measures Taken by Owners:**

All three businesses utilize alarm systems that area monitored. Subway has recently added surveillance protection.

**Entry doors to businesses:**

Doors and strike plates are in good condition on all three businesses. Strike plate to Subway (bottom lock) is missing top screw. This should be **fixed** right away. The lock will not properly work until it is secured properly.

# 7050 Carroll Avenue, LLC

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7050 Carroll Avenue Takoma Park, MD 20912

Phone 301-270-0522  
Fax 301-270-0521  
Cell 301-775-7625  
Unified@erols.com

27 February 2007

**MEMO TO:** Whom it May Concern  
**FROM:** Jeffrey Kay, Partner, 7050 Carroll Avenue, LLC  
**SUBJECT:** Gate between 7050 and 7056 Carroll Avenue

SBK, LLC represented by Sam Kittner has our permission to attach gate hardware to our building adjacent to the passageway between 7050 and 7056 Carroll Avenue, Takoma Park, MD. We reserve the right to review and approve the means and method of attachment.

Scale: 1" = 20'

Surveyor's Certificate

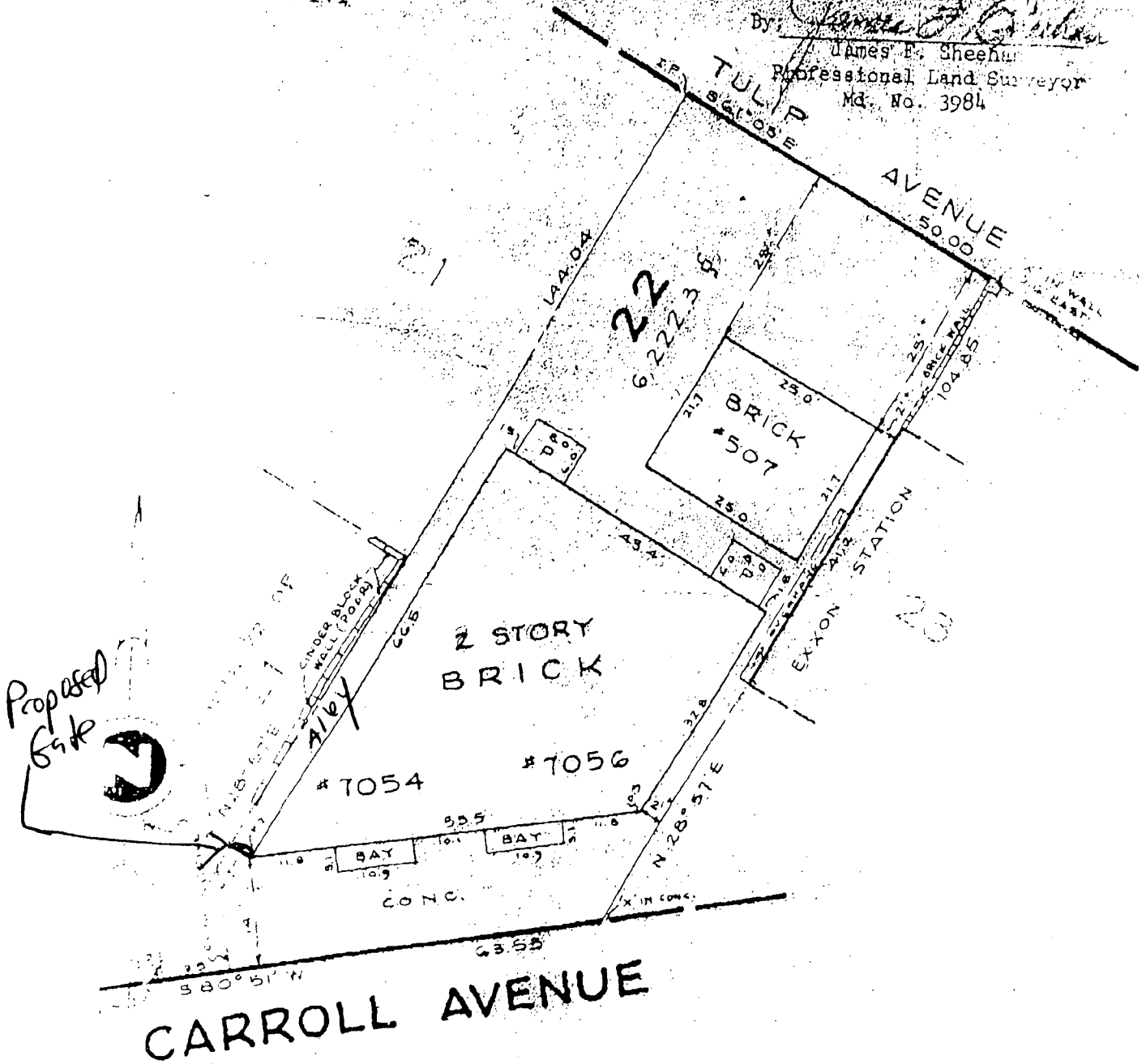
We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: March 31, 1977

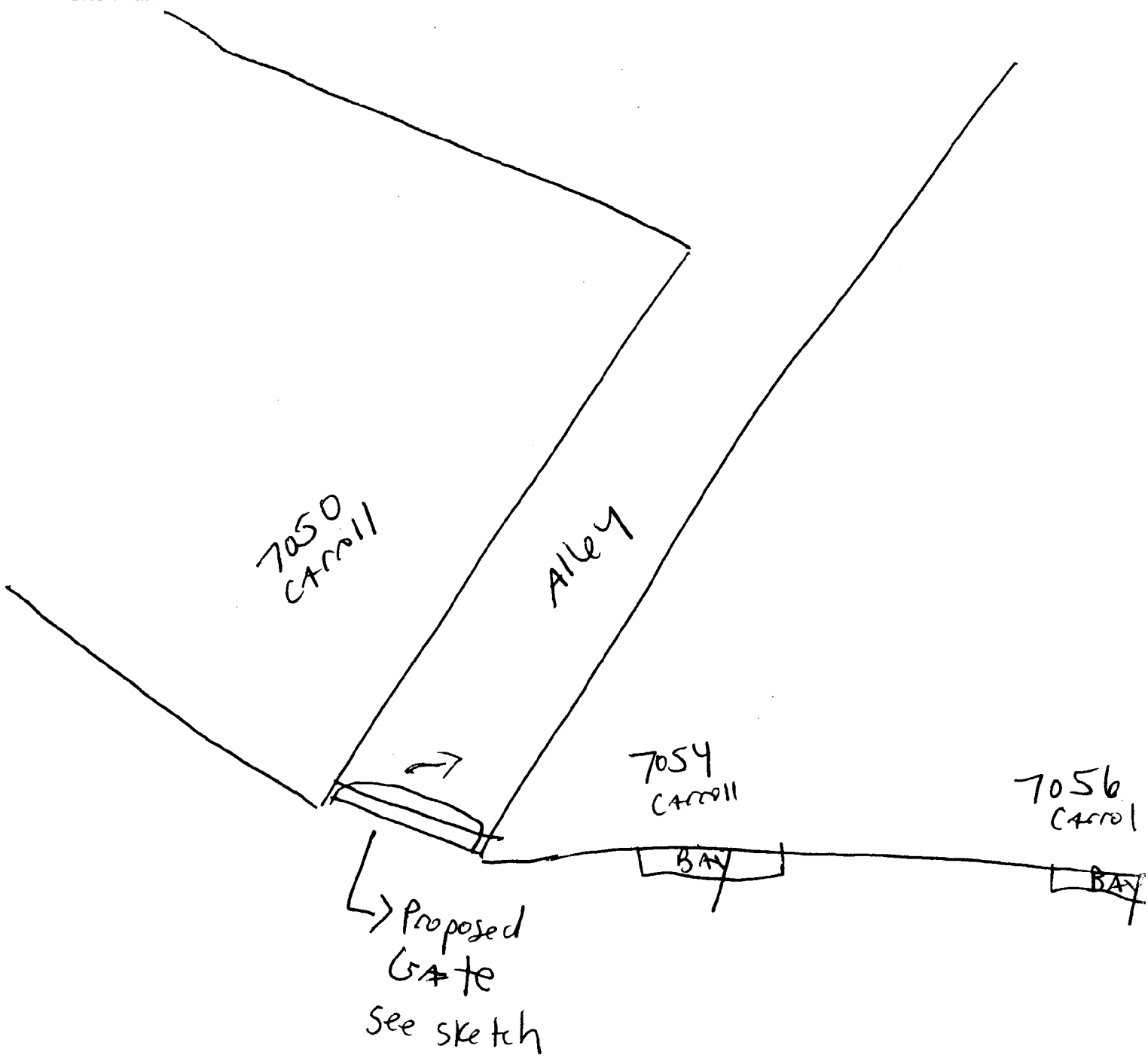
Frey, Sheehan, Stoker & Assoc., Inc.  
 Land Planning Consultants  
 Phone 588-3110

Plat Book 2  
 Plat 141

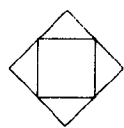
By: James F. Sheehan  
 James F. Sheehan  
 Professional Land Surveyor  
 Md. No. 3984



Site Plan



Also see plat survey



Shade portion to indicate North

Applicant: SBK, LLC

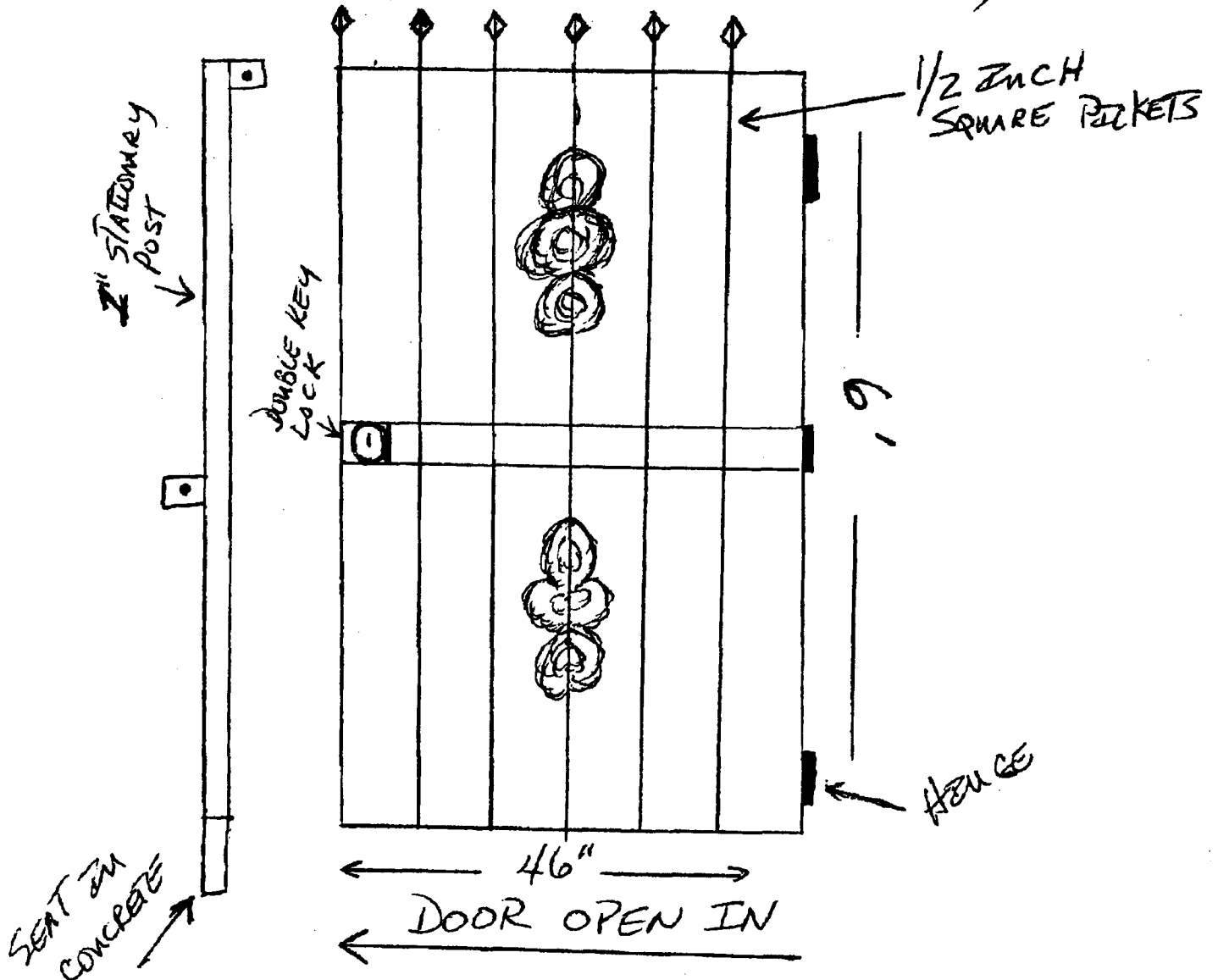




8642 Old Ardmore Road, Landover, Maryland 20785  
301-925-9510 or 202-882-9411 / 301-341-5009 or 301-360-5366 (fax)

MR. KITTNER  
7056 CARROLL AVE  
TAKOMA PARK, MD.

(FRONT)



SBK -



Existing Property Condition Photographs (duplicate as needed)



Full Front View



Detail:

Full BACK View

Applicant: SBK, LLC

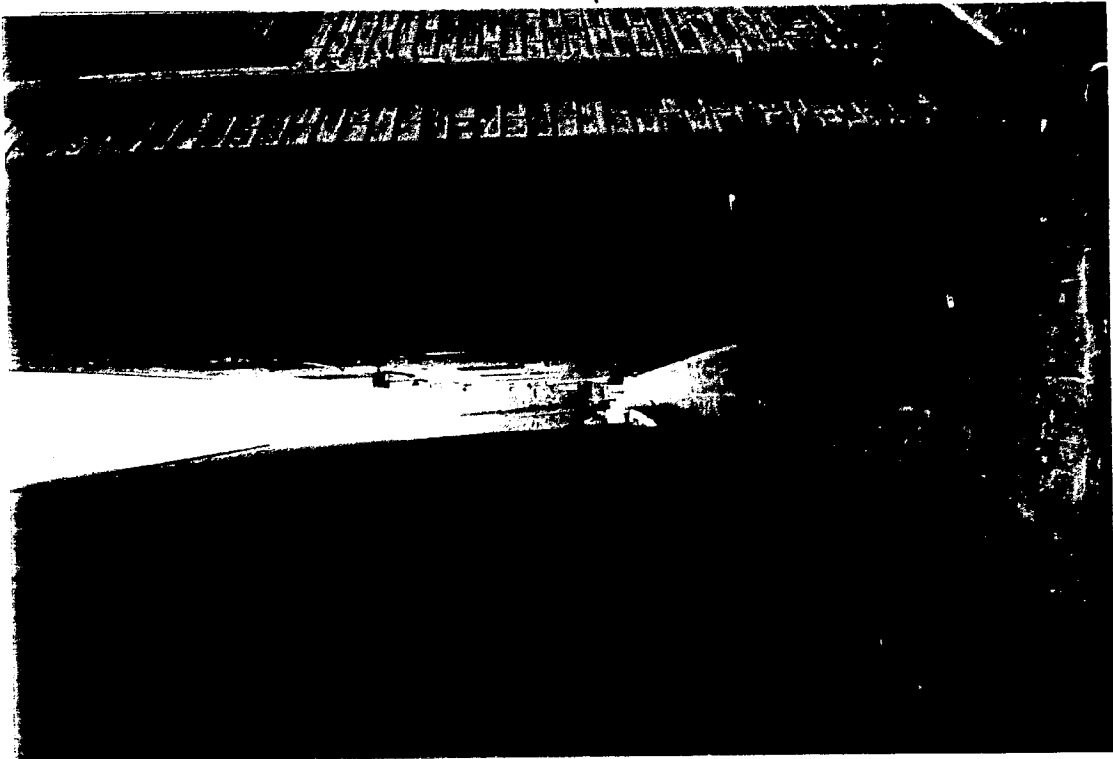
Page: 3

(12)

Existing Property Condition Photographs (duplicate as needed)



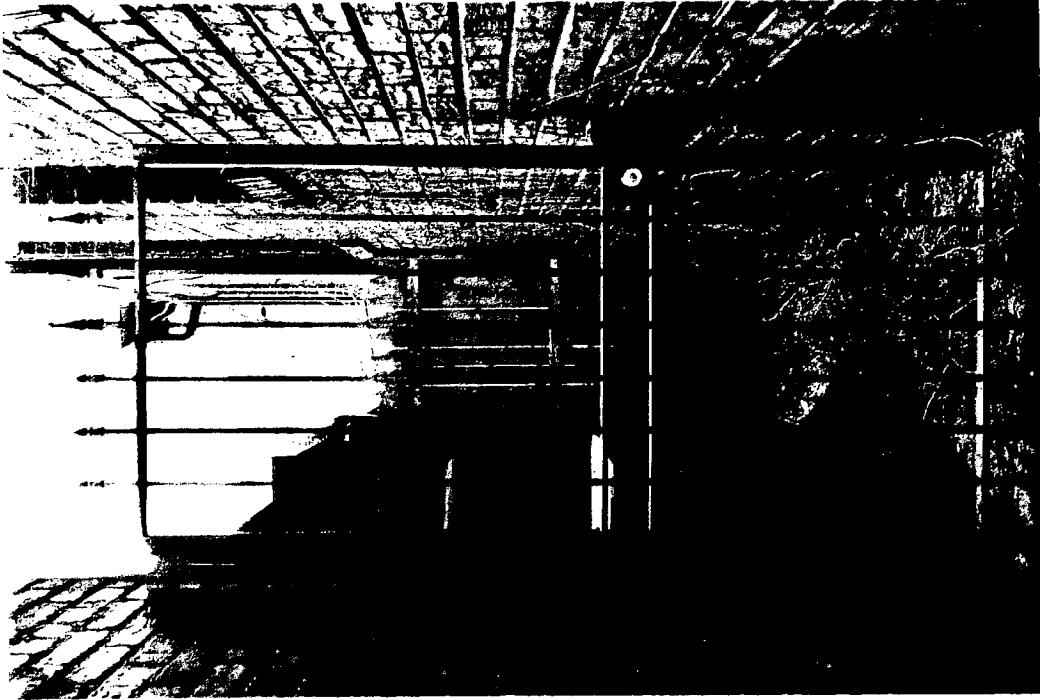
Alley detail



Detail:

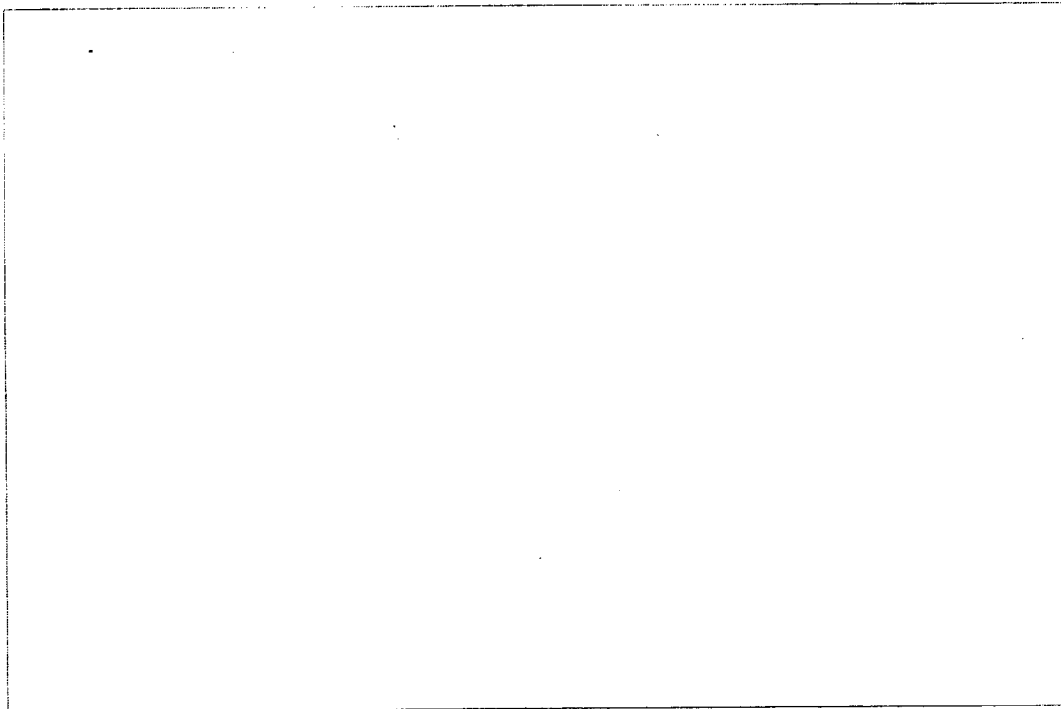
Alley detail

Existing Property Condition Photographs (duplicate as needed)



Similar - But not exact -  
type of Gate To Be installed  
(see sketch)

Detail: \_\_\_\_\_



Detail: \_\_\_\_\_

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7314 Willow Avenue, Takoma Park	<b>Meeting Date:</b>	04/25/2007
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	04/18/2007
<b>Applicant:</b>	Nancy Moore	<b>Public Notice:</b>	04/11/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-07N	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Tree removal		
<b>RECOMMENDATION:</b>	Approve		

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Bungalow/Cottage  
**DATE:** c1910s

**PROPOSAL**

The applicant is proposing removal of a pine tree located at the right side rear of the house. The tree lost branches after another tree hit it in 2006, and it is leaning towards the neighbor's house. The tree removal has been reviewed and approved by the City of Takoma Park arborist and the applicant has agreed to either replant or contribute to the City's tree replacement fund.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Takoma Park Historic District***

According to the *Takoma Park Guidelines*, Contributing Resources in the Takoma Park Historic District are subject to a more lenient level of design review as "they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features."

***Montgomery County Code; Chapter 24A***

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

*Secretary of the Interior's Standards for Rehabilitation:*

- # 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

**STAFF DISCUSSION**

The Takoma Park Arborist has determined that the proposed tree removal is in compliance with the Takoma Park Tree Ordinance. This change will not adversely affect the historic house or district and staff is recommending approval.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation;*

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850  
246 777 5111

DPS - #8

**HISTORIC PRESERVATION COMMISSION  
301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Nancy M. Moore

Daytime Phone No.: 301-270-2662

Tax Account No.: 16 13 01072198

Name of Property Owner: Nancy M. Moore Daytime Phone No.: 301-270-2662

Address: 7314 Willow Avenue Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: 301

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7314 Street: Willow Avenue

Town/City: Takoma Park Nearest Cross Street: Tulip Avenue

Lot: 17 Block: 9 Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: R-60

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

**CHECK ALL APPLICABLE:**

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Other: Tree Removal

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

*I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.*

Nancy M. Moore  
Signature of owner or authorized agent

4-4-07  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No. 449404 Date Filed: 4/4/07 Date Issued: \_\_\_\_\_  
enc

# 449404

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

In July 2006, a very large oak tree from my neighbor's yard fell on my house. During the  
decent of the tree it clipped off many branches of a pine located between the two houses.  
There are a few remaining branches at the very top of the pine tree and it is beginning to lean  
towards my neighbor's house.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

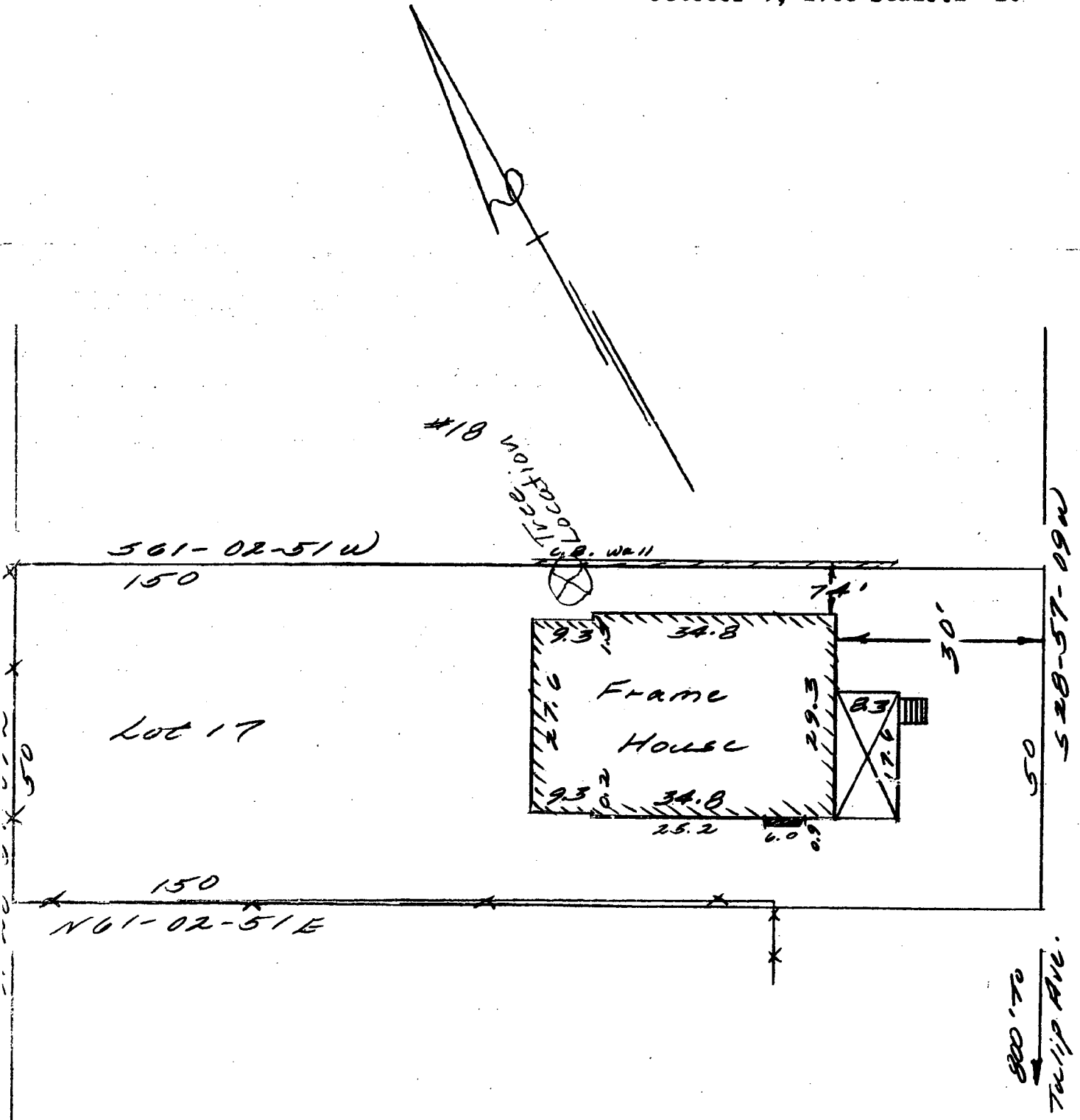


449404

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

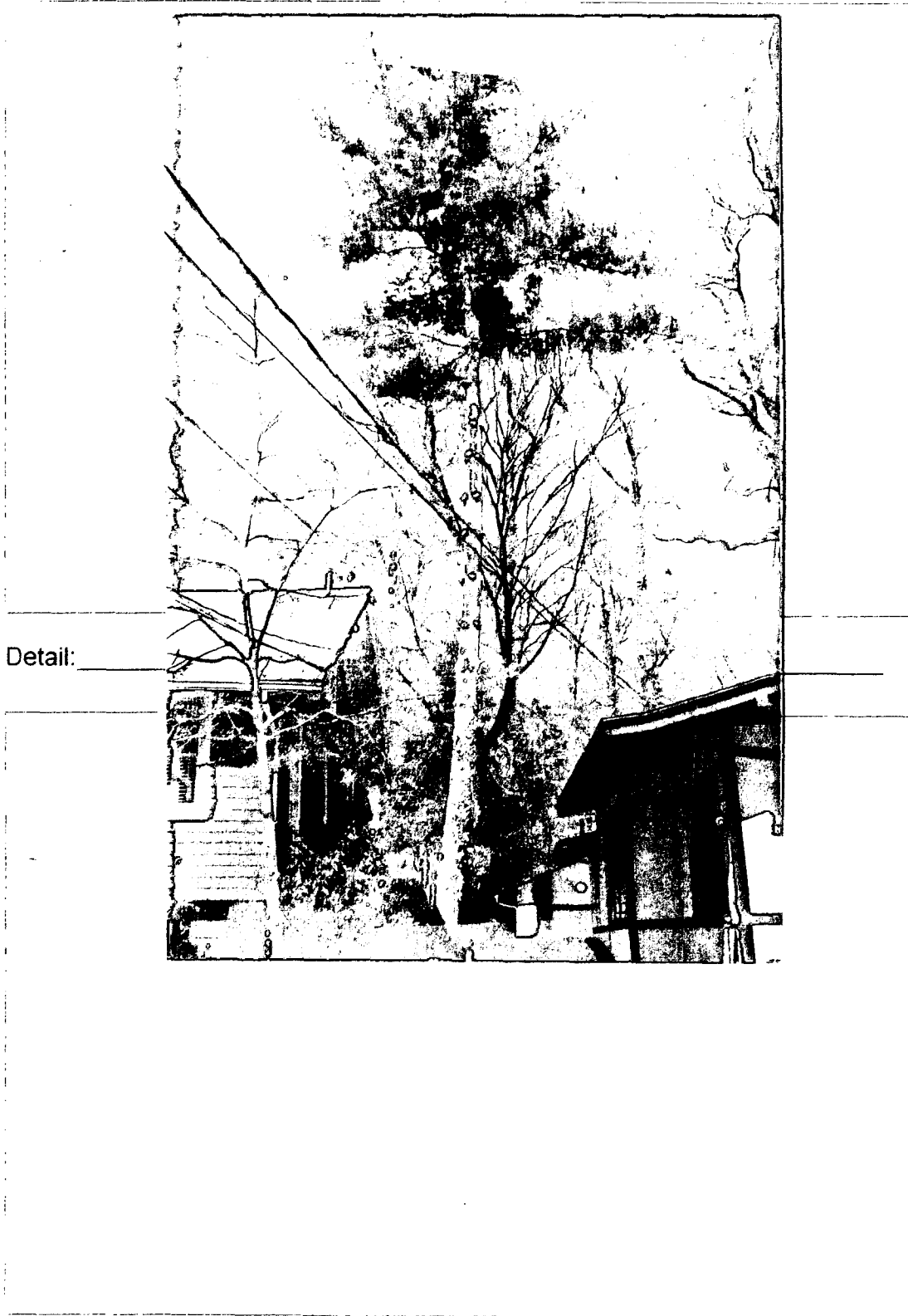
<b>Owner's mailing address</b>  Ms. Nancy M. Moore 7314 Willow Avenue Takoma Park, MD 20912	<b>Owner's Agent's mailing address</b>  
<b>Adjacent and confronting Property Owners mailing addresses</b>	
  Ms. Nancy Hughes & Mr. Tim Rahn 7312 Willow Avenue Takoma Park, MD 20912	  Ms. Pat Ricci & Mr. Larry Lempert 7313 Willow Avenue Takoma Park, MD 20912
  Ms. Cathy Milton & Mr Steve Fabry 7316 Willow Avenue Takoma Park, MD 20912	

ATE 34293 CW 64968 HOUSE LOCATION PLAT 7314 Willow Avenue Lot 17 Block 9 Lipscomb and Earnest, Trustees' Addition To Takoma Park Plat Book 1 Plat 46 Montgomery County, Maryland October 9, 1968 Scale: 1"=20'



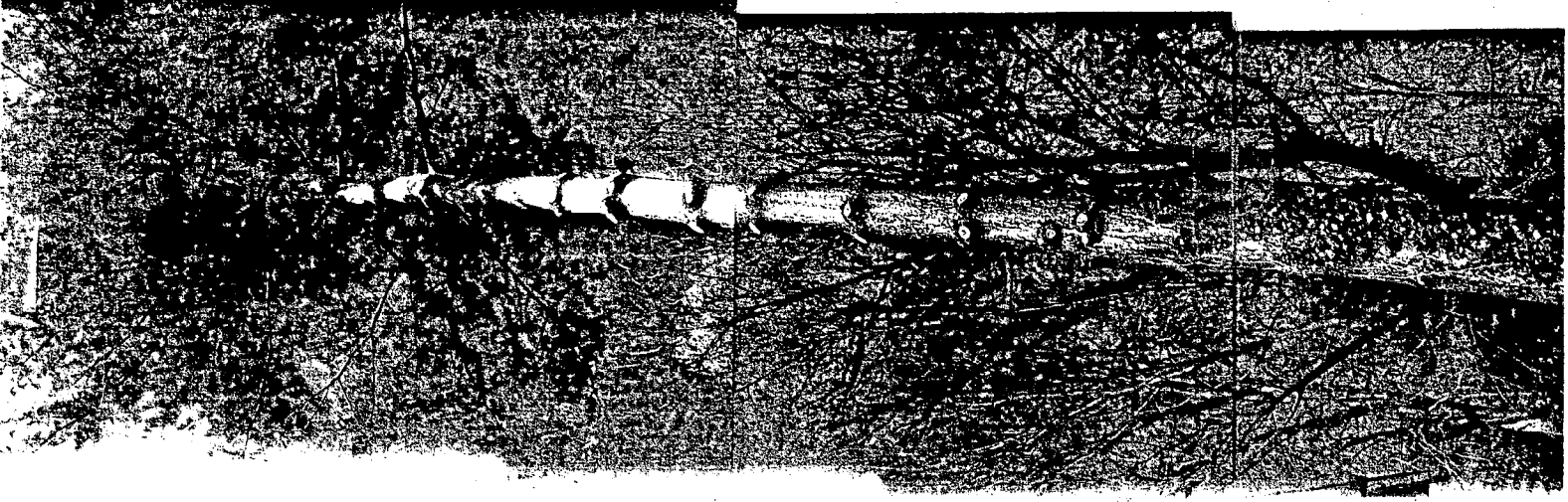
I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE ABOVE PROPERTY BY TRANSIT-TAPE SURVEY, LOCATED IMPROVEMENTS THEREON, AND HAVE FOUND IT TO BE AS SHOWN ON THIS PLAT AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN ON THIS PLAT

449404



Detail:

Detail: Request for tree removal. Large oak tree fell  
last July stripping branches as indicated in photo. It is beginning to  
lean to north's neighbor's house.  
Applicant: Avery M. Pitt



44747



**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7106 Poplar Avenue, Takoma Park	<b>Meeting Date:</b>	4/25/2007
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	4/18/2007
<b>Applicant:</b>	Richard Dal Bello (Dana Haden, Architect)	<b>Public Notice:</b>	4/11/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-070	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Rear addition and other alterations		
<b>RECOMMENDATION:</b>	Approve with five conditions		

**STAFF RECOMMENDATION**

Staff is recommending that the HPC approve this HAWP application with the following condition:

1. The applicant will work with the City of Takoma Park arborist on a tree protection plan and tree protection measures will be in place prior to any work beginning on the property.
2. Details of the retaining wall will come back to the HPC as a separate HAWP application.
3. The right side shed addition will not be built as proposed.
4. The rear balcony will have an inset picket railing.
5. The two small windows on the first floor of the addition at the rear right side will be enlarged to be more compatible with the house. Final design to be reviewed and approved at the staff level.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Vernacular  
**DATE:** c. 1885

**PROPOSAL**

The applicant is proposing a two-story 20' deep (including an 8' porch at the rear left side) x 29' 7" wide addition located at the rear of this house. The addition will be inset six inches on each side and the second floor roof will be flat with a railing around it. A window will be replaced with a door on the third floor to access the new roof deck.

The applicant is also proposing a 7' 7" x 3' shed that will be attached on the right side of the existing house just behind the bay window.

The proposed materials are Hardiplank stucco panels, wood simulated divided light windows, doors and sidelights, wood trim, wood railing on the roof deck, and Hardiplank stucco panels on the new shed extension.

The applicant has met with the City of Takoma Park arborist and will apply for a tree protection permit. Appropriate tree protection measures will be in place prior to construction.

See proposed plans in Circles 7-15 and photos of the house in Circles 16-23.

### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#### ***Takoma Park Historic District***

According to the *Takoma Park Guidelines*, Contributing Resources in the Takoma Park Historic District are subject to a more lenient level of design review as “they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.”

The *Guidelines* state that the following factors are to be considered in reviewing Contributing Resources:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.
- Original size and shape of window and door openings should be maintained, where feasible.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

#### ***Montgomery County Code; Chapter 24A***

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

***Secretary of the Interior's Standards for Rehabilitation:***

# 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**STAFF DISCUSSION**

The proposed addition is located at the rear, the materials are appropriate for this resource, and the addition does not increase the lot coverage excessively or require any tree removal. Generally the HPC likes to see differentiation in design, and this is achieved with the addition inset from the historic house on the sides, the lower roofline, and the different materials.

The window in the house that is to be replaced with a door is located at the back of the third floor and, while the Commission generally does not support removal of windows, because this is a Contributing Resource there is more leniency allowed in the review of these alterations and staff supports the change.

One area of concern is the rear right side of the new addition where two very small windows are proposed. These seem not to be in keeping with the historic house and even though they are located towards the back of the house, staff would recommend that their design be revised and submitted to staff for approval.

Staff has recommended a condition of approval that the new railing for the roof deck be a wood inset picket railing.

Since a substantial alteration will be made at the back of the house, staff does not support a shed addition to the side of the historic house. Staff has recommended that the shed not be attached to the historic house. The applicant could propose a shed attached to the new addition or a detached shed and most likely that would be recommended for approval.

Staff discussed the retaining wall with the architect and since they do not know the details for that installation at this time, they will return to the HPC with a separate application for the wall.

The applicant has already met with the City arborist and staff is recommending the tree protection condition of approval.

The proposal is compatible with the District's *Guidelines* and the Secretary of the Interior's *Standards for Rehabilitation*. Staff recommends approval with three conditions.



**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240-777-8370

DPS - #8  
Received

HISTORIC PRESERVATION COMMISSION  
301/563-3400

MAR 28 2007

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Permitting Services

Contact Person: Dana Hader

Daytime Phone No.: 301-270-5811

Tax Account No.: 01075864

Name of Property Owner: RICHARD DAL BELLO Daytime Phone No.: 202-255-0891

Address: 7106 POPLAR AVE Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 7106 POPLAR AVE Street: POPULAR AVE

Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA

Lot: 24 Block: 20 Subdivision: 25

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |                                    |  |   |  |   |   |  |                               |  |
|------------------------------------|--|---|--|---|---|--|-------------------------------|--|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> A/C                  | <input type="checkbox"/> Slab                 | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input checked="" type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove        | <input type="checkbox"/> Single Family |                               |  |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair            | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |   | <input type="checkbox"/> Other: _____             |  |                               |  |

1B. Construction cost estimate: \$ 200,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line     Entirely on land of owner     On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Dana Hader  
Signature of owner or authorized agent

3/27/07  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

448800

A

5

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The exist. house is a 2 1/2 story structure w/ basement. It is described as vernacular, c. 1885-1900, contributing resource in the historic district. The structure is frame w/ stucco.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The proposed addition is a 2 story addition w/ a flat roof. The addition is to be hardiplank stucco panels. The flat roof is w/ a roof deck w/ wds porch railing. There is a small addition (1 story) on the side as well.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

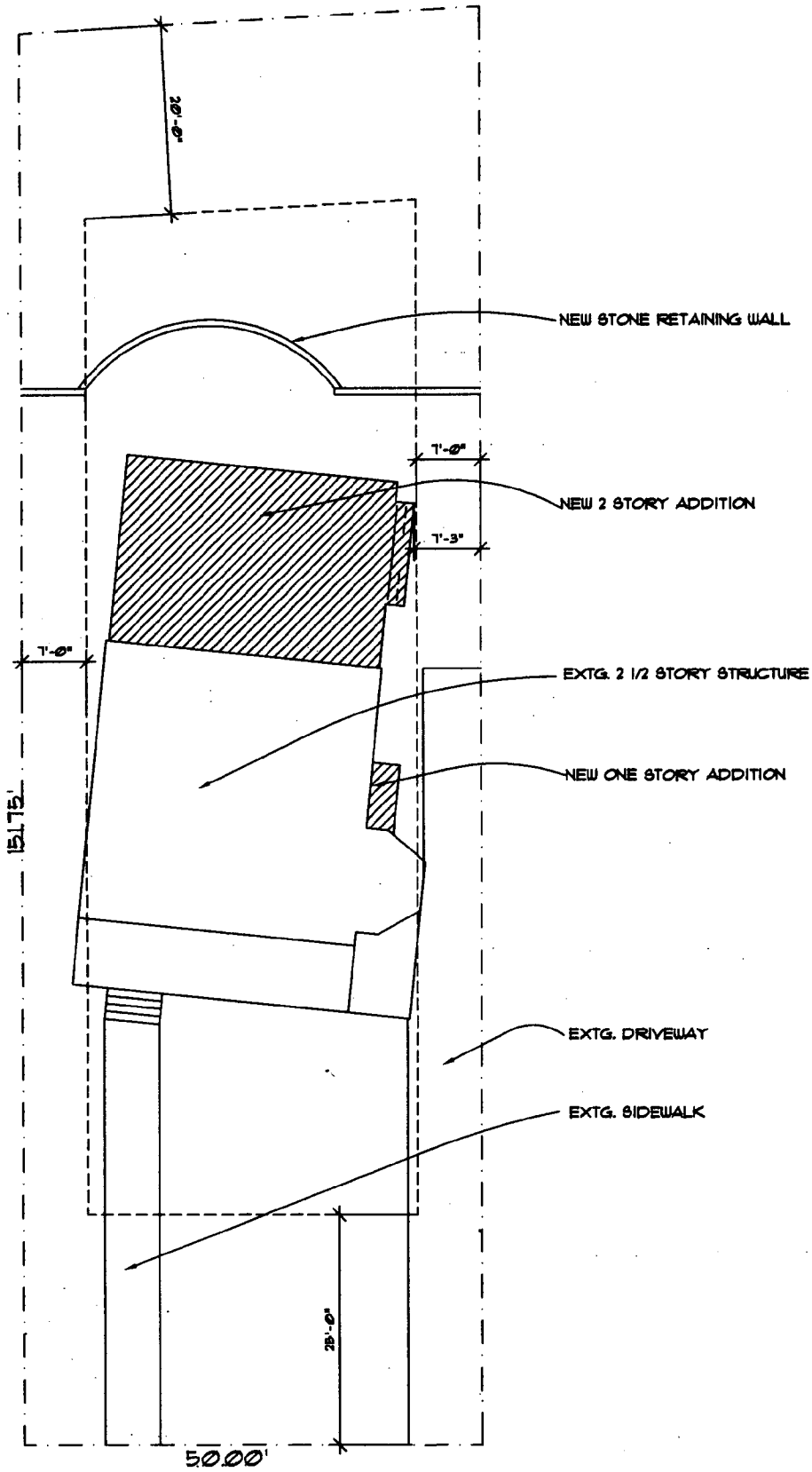
**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



1 SITE PLAN  
 CO SCALE: 1" = 10'-0"



1 NEW RIGHT SIDE ELEVATION  
 A-3 SCALE: 1/4" = 1'-0"

97



1 NEW LEFT SIDE ELEVATION  
A-4 SCALE: 1/4" = 1'-0"

9



1  
EX-4

EXTG. REAR ELEVATION

SCALE: 1/4" = 1'-0"

10



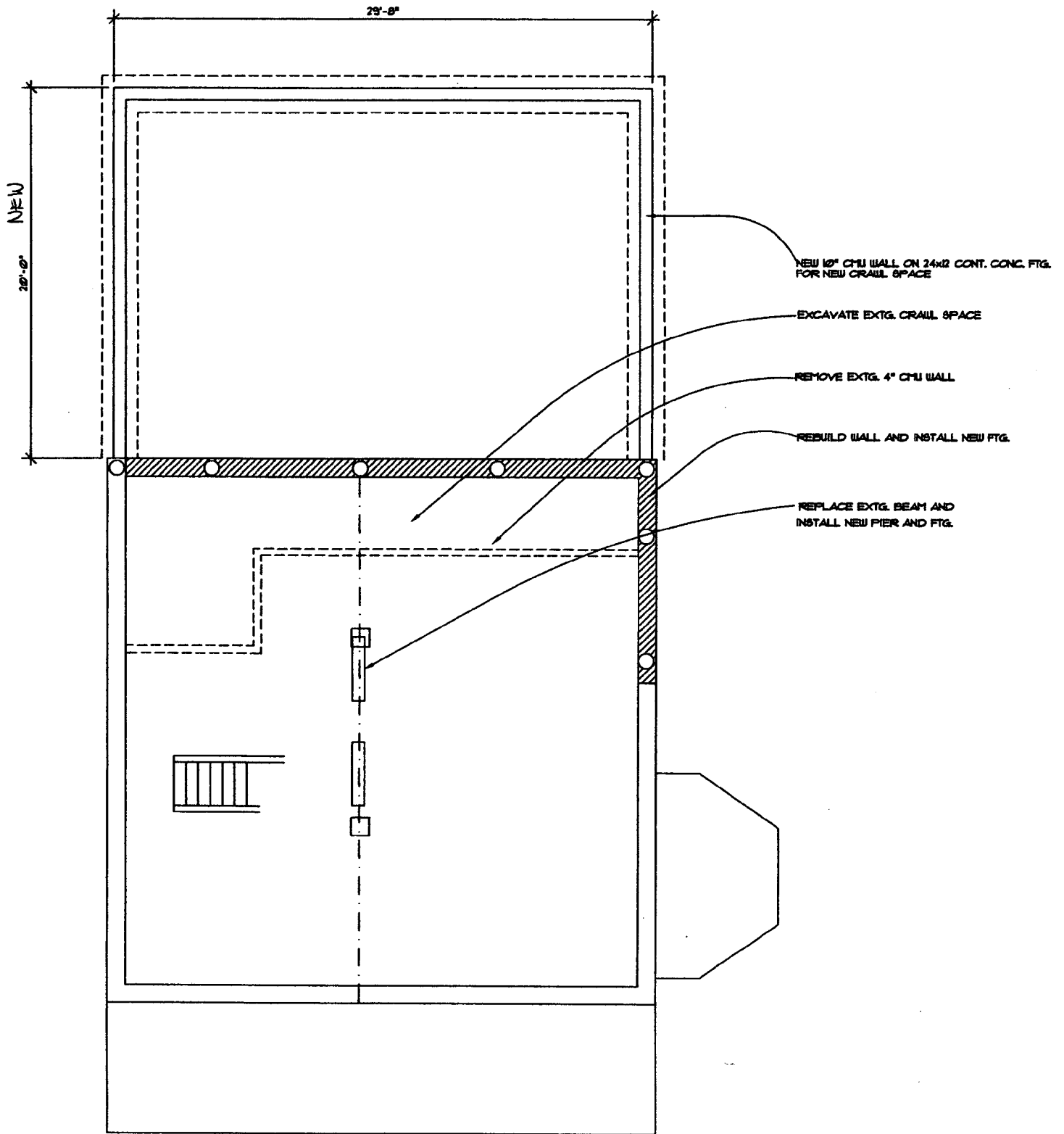
11

2  
A-3

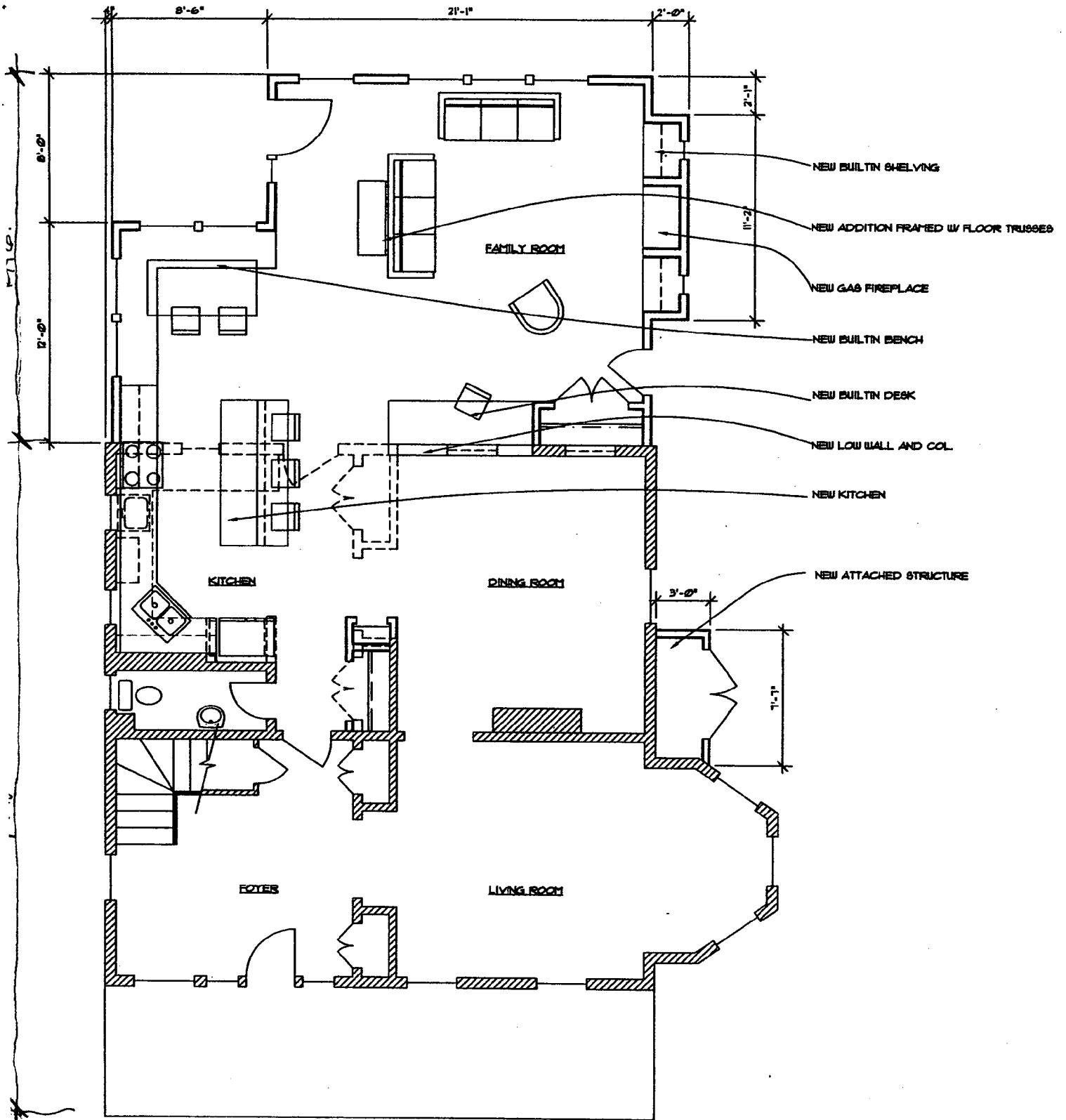
NEW REAR ELEVATION

SCALE: 1/4" = 1'-0"

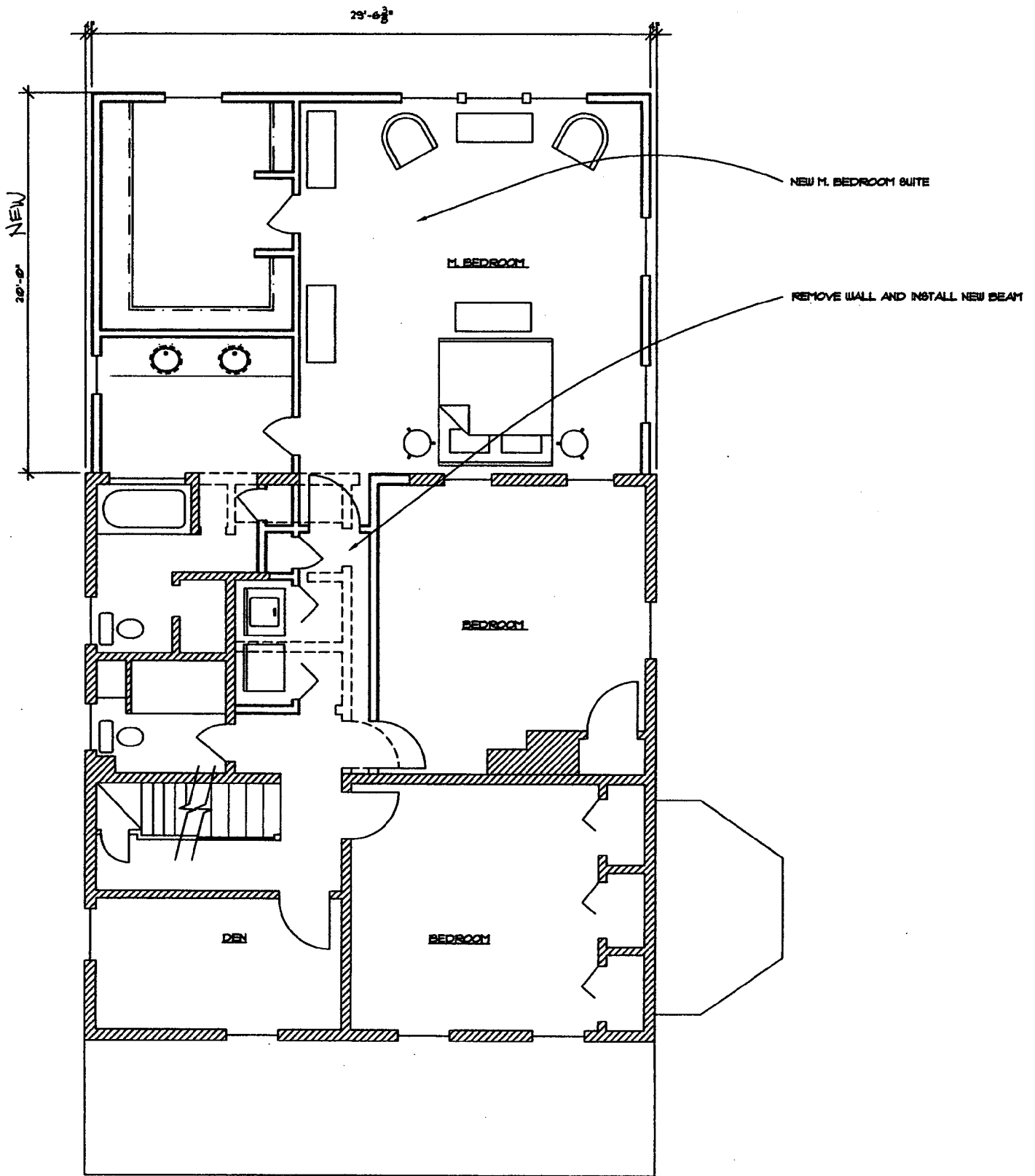




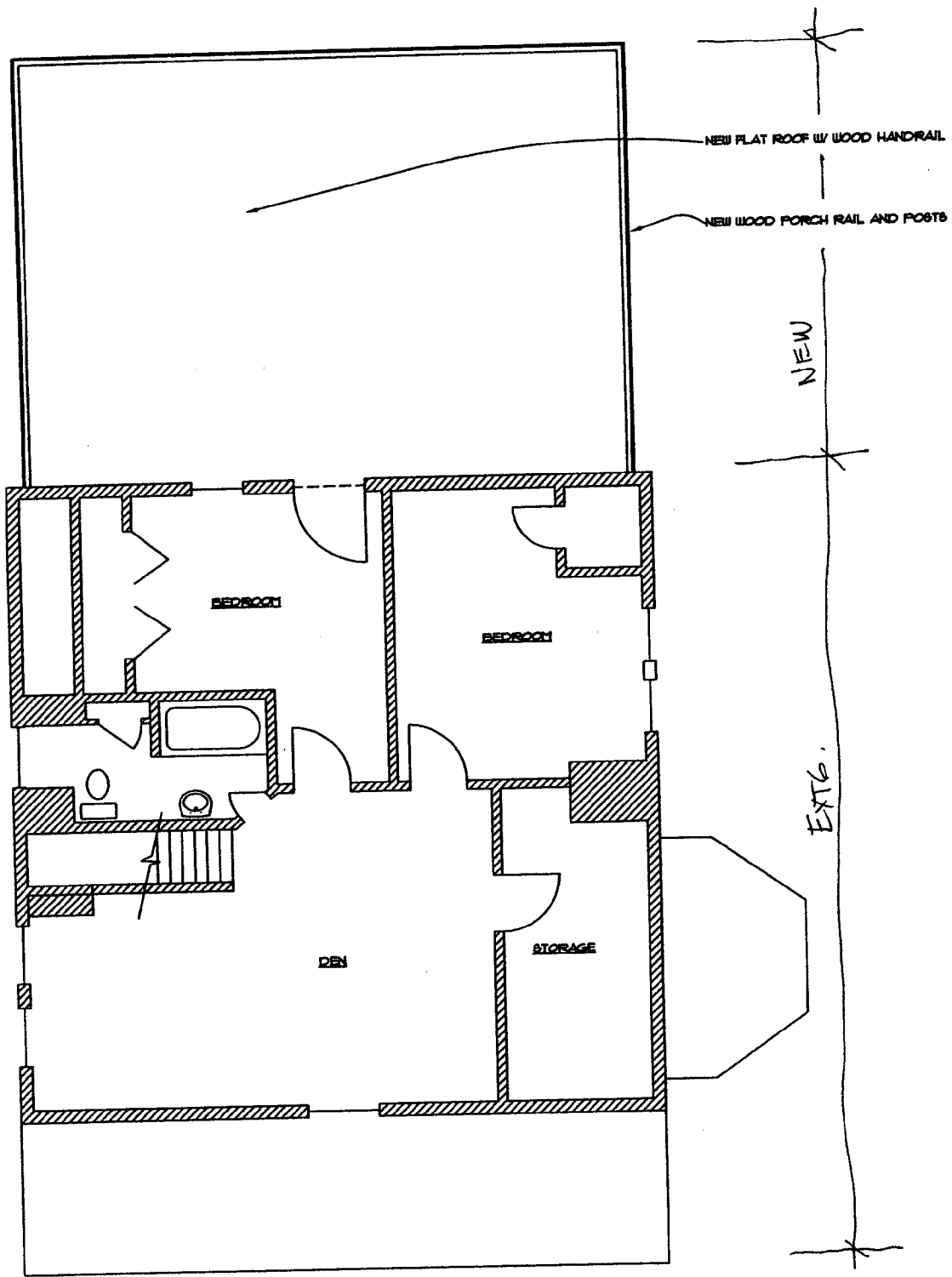
1 NEW BASEMENT PLAN  
 A-1 SCALE: 1/4" = 1'-0"



2 NEW FIRST FLOOR PLAN  
 A-1 SCALE: 1/4" = 1'-0"



1 NEW SECOND FLOOR PLAN  
 A-2 SCALE: 1/4" = 1'-0"



2 EXTG. THIRD FLOOR PLAN  
 EX-2 SCALE: 1/4" = 1'-0"

7106 POPLAR

FRONT & RIGHT SIDE ELEVATION



16

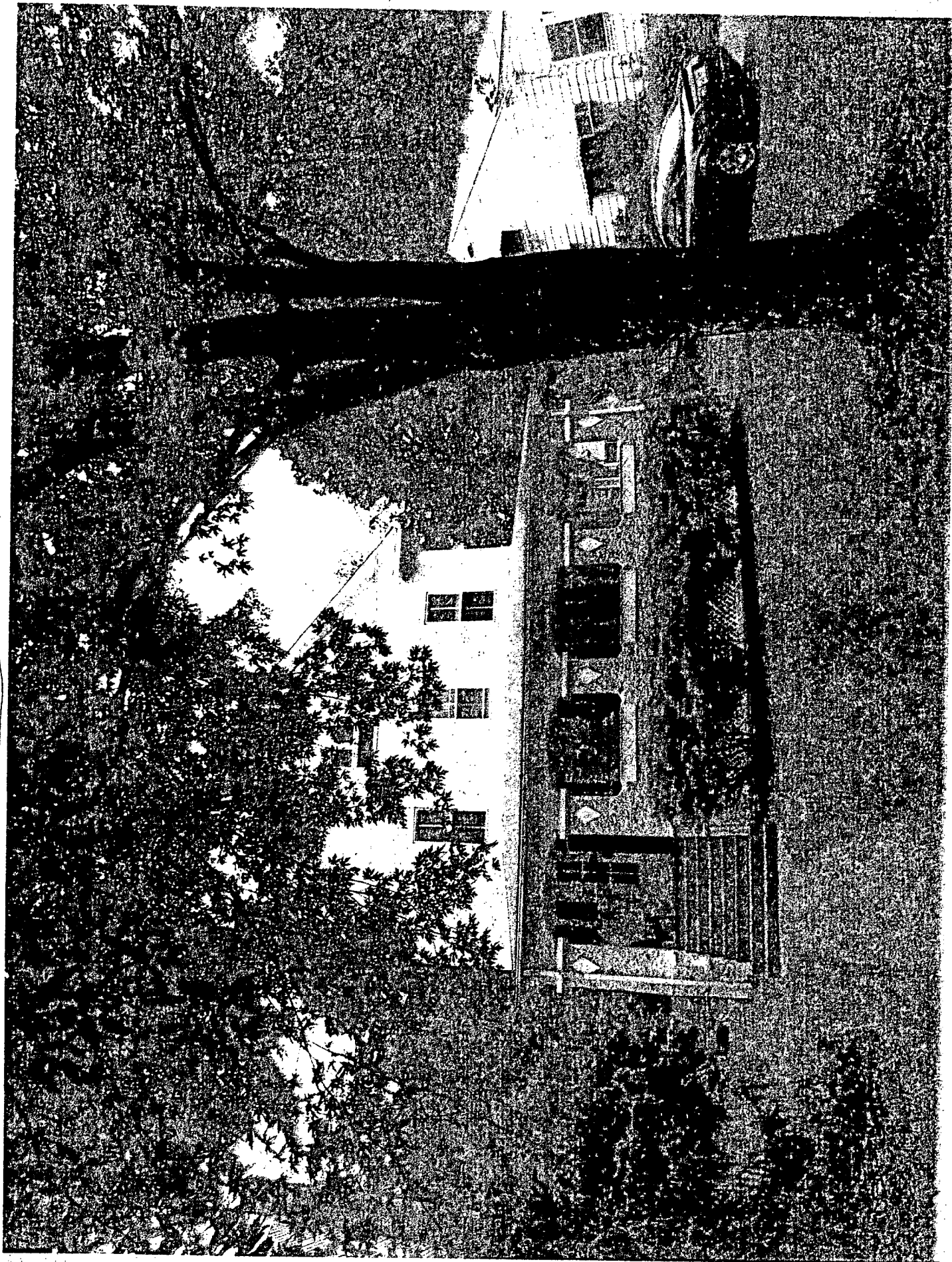


REAR ELEVATION

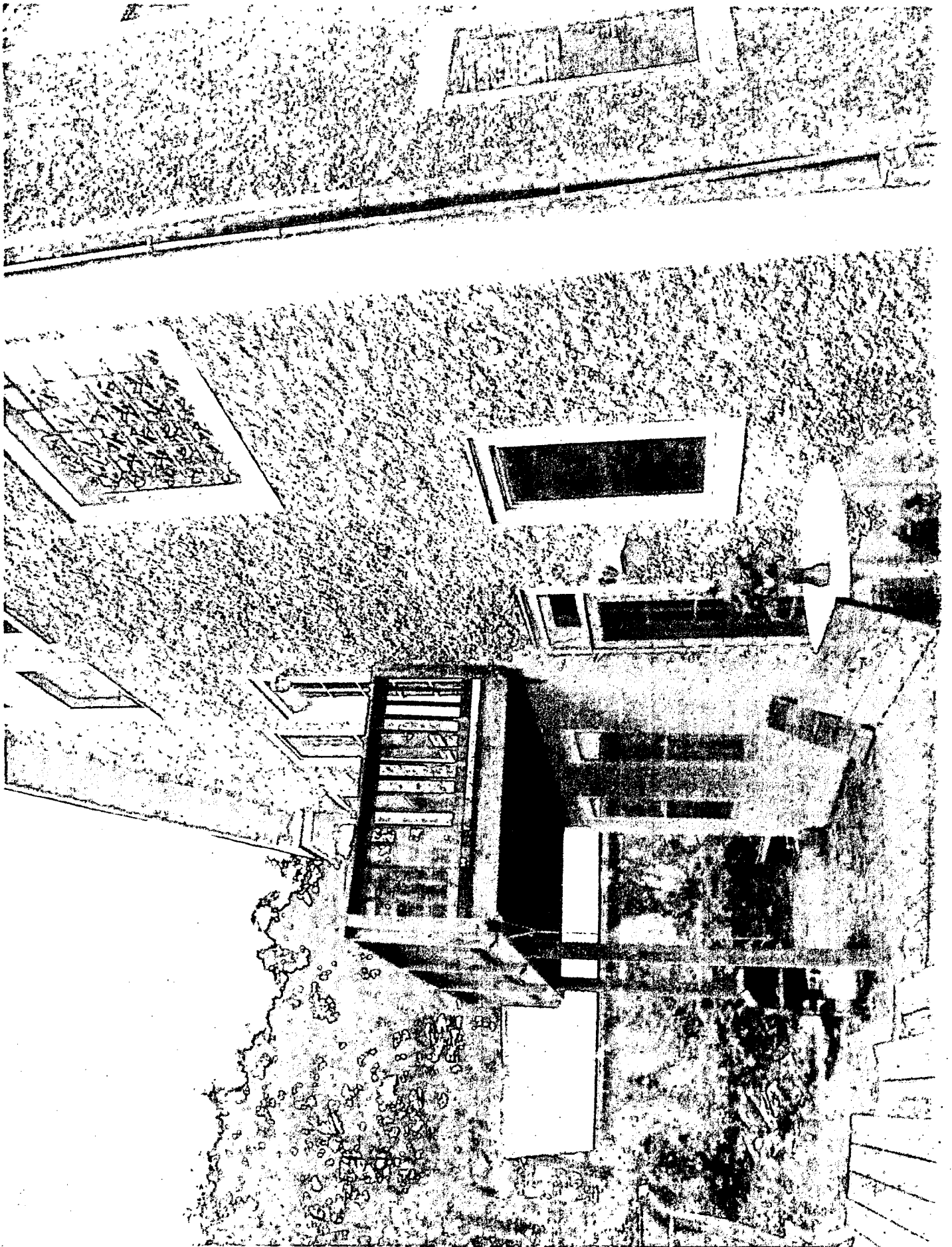
7166 POPP

7106 PRRAR

FRONT ELEVATION



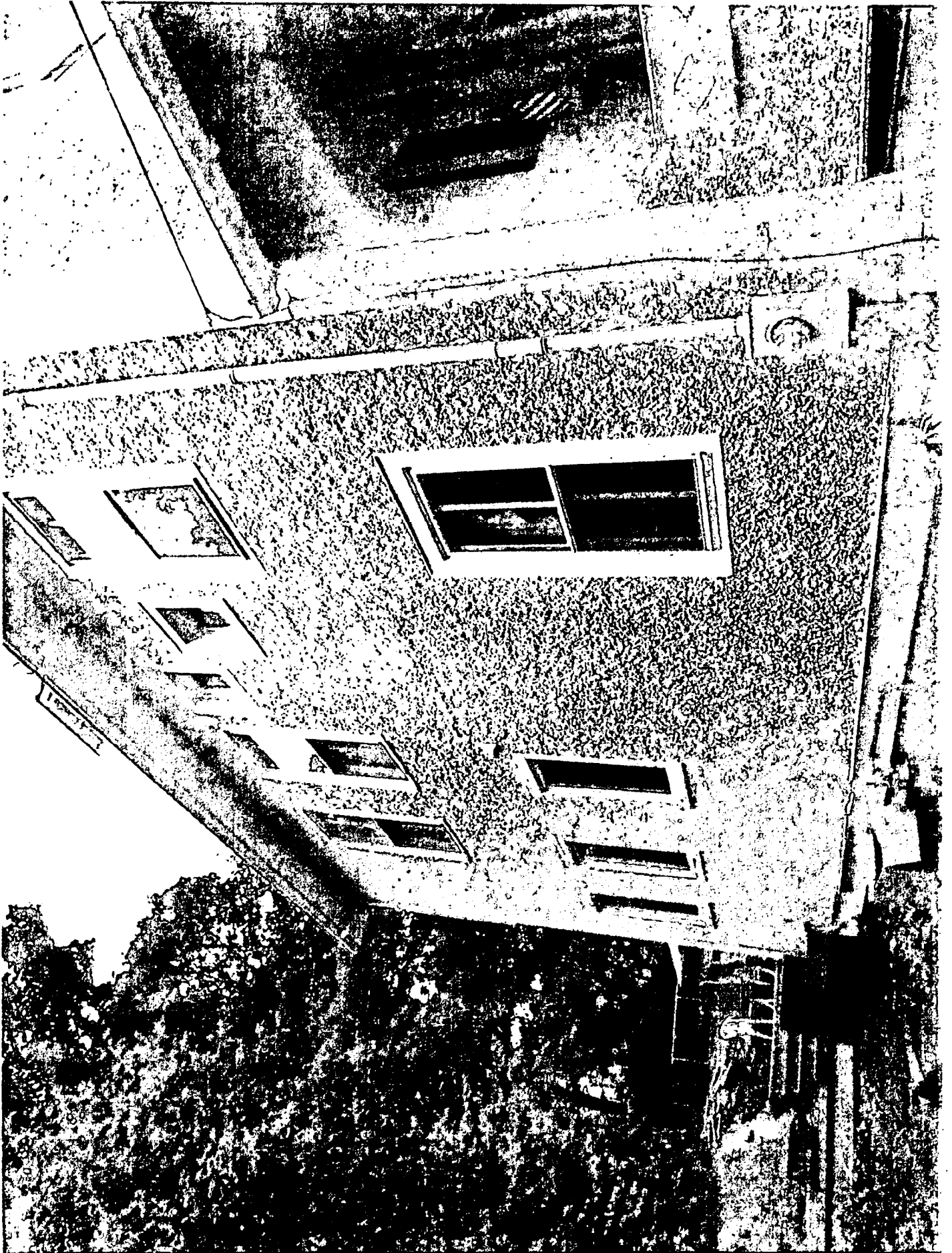
7106 Poplar  
REAR ELEV.



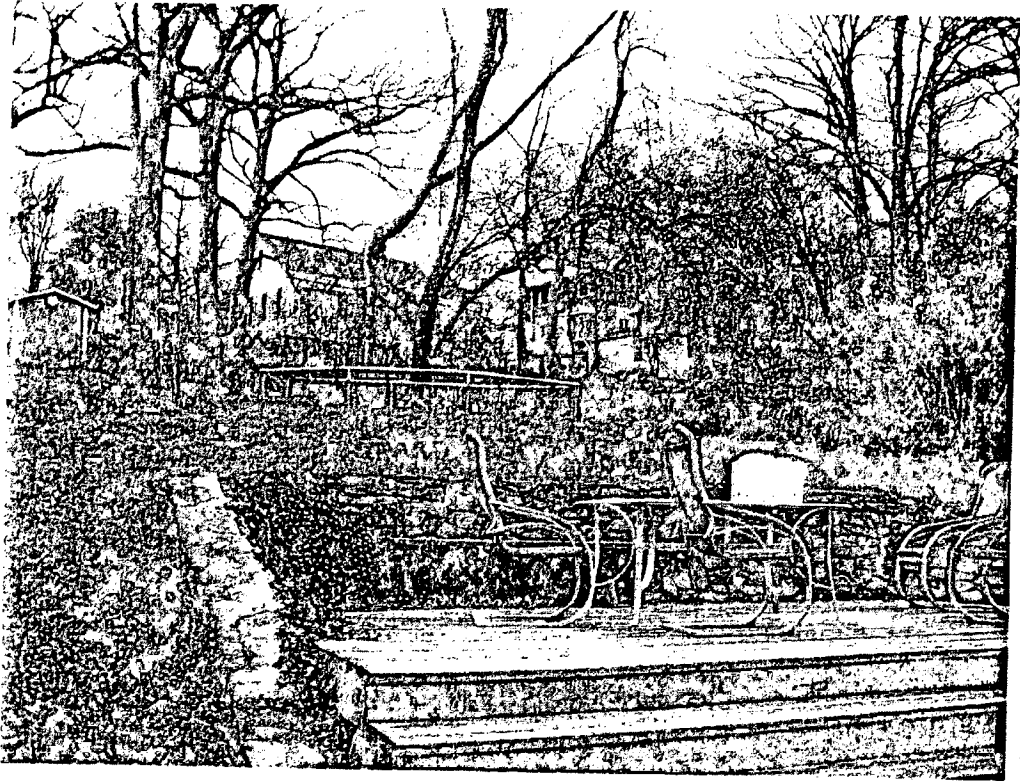
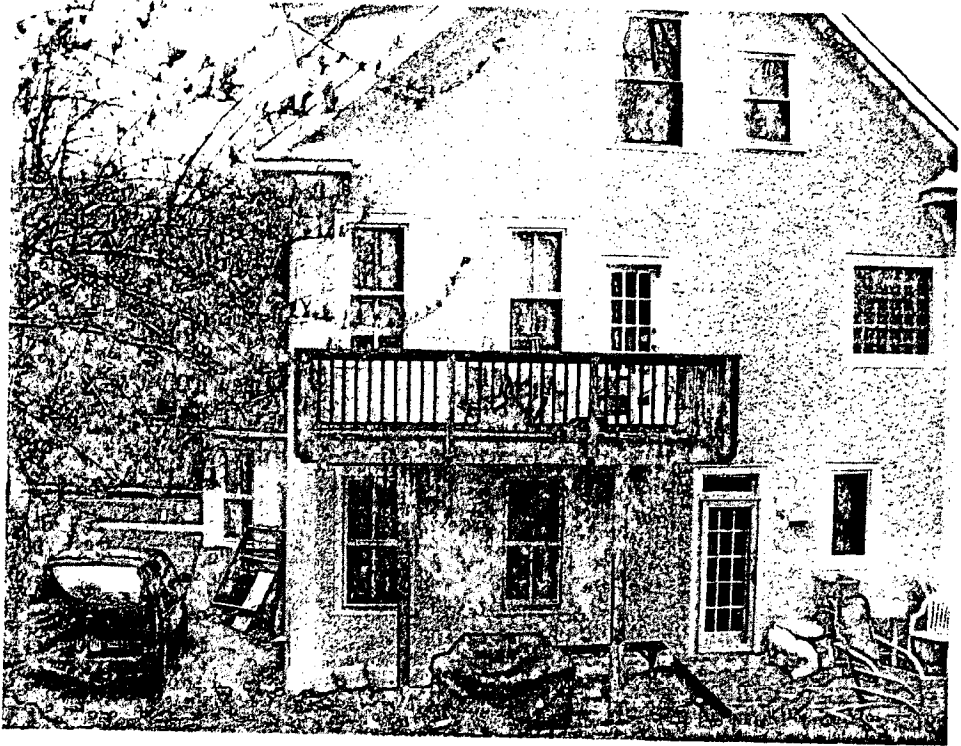


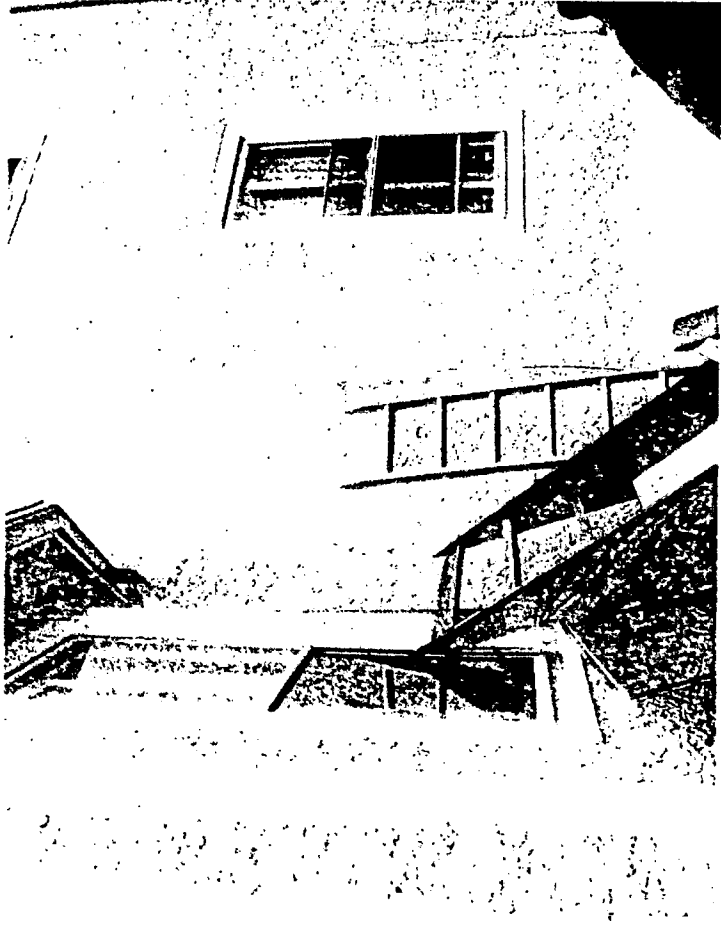
7106 POPLAR

~~LEFT~~ SIDE









**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p><b>Owner's mailing address</b>                  7106 POPLAR AVE.                  TAKOMA PARK, MD 20912</p>	<p><b>Owner's Agent's mailing address</b>                  805 SLIGO CREEK PKWY                  TAKOMA PARK, MD 20912</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p><del>ED</del>                  ETHEL BARILE                  10 HICKORY AVE.                  TAKOMA PARK, MD 20912</p>	<p>KENDALL WRIGHT                  7108 POPLAR AVE.                  TAKOMA PARK, MD 20912</p>
<p>KENNETH NORKIN                  14 HICKORY AVE.                  TAKOMA PARK, MD 20912</p>	<p>THOMAS KENNEY                  7107 POPLAR AVE.                  TAKOMA PARK, MD 20912</p>
<p>RAYMOND HILL                  7104 POPLAR AVE.                  TAKOMA PARK, MD 20912</p>	<p>RUBY WENDALL                  7105 POPLAR AVE.                  TAKOMA PARK, MD. 20912</p>

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	Brookeville Schoolhouse North Street, Brookeville	<b>Meeting Date:</b>	04/25/07
<b>Resource:</b>	Outstanding Resource <b>Brookeville Historic District</b>	<b>Report Date:</b>	04/18/07
<b>Applicant:</b>	Town of Brookeville (Richard Kirby, AIA)	<b>Public Notice:</b>	04/11/07
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	23/65-07C	<b>Staff:</b>	Michele Oaks

**PROPOSAL:** Park Installation**RECOMMENDATION:** Approve with condition**RECOMMENDATION:**

Staff recommends that the Commission approve this Historic Area Work Permit with the condition that:

The applicant will work with the HPC staff to develop a modified design for the park's perimeter, which incorporates foliage and/or fencing which will blend in with the existing wooded landscape.

**HISTORIC CONTEXT**

Richard Thomas founded the community of Brookeville in 1794 by on land his wife Deborah Brooke Thomas inherited from grandfather James Brooke. Brooke was an influential Quaker settler and major landholder in Montgomery County. Thomas laid out 56 quarter-acre lots sited along two major streets and two side streets. The majority of houses in the historic district date from the 1800s with several Federal style buildings that were built in the early 1800s.

Quickly growing as a bustling market town, Brookeville had two mills, a tanning yard, stores, a post office, and two schools. During the early 1800s, Brookeville was a center for commerce and education serving the surrounding, largely agricultural area. The Brookeville Academy was a regionally prominent center of learning, which attracted students from Baltimore, Washington, and Frederick.

Brookeville is a Master Plan and National Register Historic District.

**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Outstanding Resource within the Brookeville Historic District  
 DATE: 1860's  
 STYLE: Vernacular

The subject lot is located at the north of the Georgia Avenue/ Brighton Dam Road intersection within the historic district. The property is the site of the recently restored 1860's Brookeville schoolhouse and contains many mature trees. Flanked to the North is the recent north street subdivision approved by the HPC for two, new houses adjacent to the c1880 two-story frame, three bay home identified today as the Farquhar Residence. East of the property is the collection homes which were built as part of a 1990's subdivision.

**PROPOSAL:**

The applicant proposes to change the existing property by constructing a public park, which will adjoin the existing M-NCPPC Reddy Branch Stream Valley Park. The features proposed are:

1. A boulder seat amphitheater
2. A mulch nature trail system with markers identifying species of plants and trees
3. Installation of signage to include historic interpretation of the cemetery, millrace, and park, as well as information about the trails and the native plants.
4. The installation of a pamphlet box
5. The installation of a brick landing with seating area in front of schoolhouse to provide an area for visitor reflection
6. A small, gravel, vehicle pull off area at the northwestern corner of the loop road
7. Boulder steps at the southern corner of the property to provide local pedestrian access to the park
8. The installation of a gravel parking lot north of the schoolhouse to provide for external, visitor and school bus parking
9. The installation of a painted wood, 4' high picket fence along the western property lines near the schoolhouse.

**APPLICABLE GUIDELINES:**

When reviewing alterations and additions to outstanding resources within the Brookeville *Master Plan* Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A*

(Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Guidelines for Rehabilitation

- #1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**STAFF DISCUSSION:**

Presenting this park design is very exciting for the Town of Brookeville, as they have been working for several years trying to make it come into fruition. The restoration of the schoolhouse, which was assisted through HPC and Program Open Space funds, is complete. The archaeological dig and survey project conducted by the County's archaeological staff and volunteers has wrapped up and the Town is currently in the final stages of completing the signage and millrace clearing project assisted by an HPC grant and supplemented by the work of the Montgomery County and the Conservation Corps. The land on which the park is to reside has been recently dedicated to the Town, which was the final piece of the puzzle.

The proposed park retains the rustic "woody" character of the property while providing a much-



needed gathering space for the Town. Staff's only concern is the proposed use of the 4' high picket fence along the western property lines near the schoolhouse. The applicants wish to install a picket fence of this height to cover the neighbors existing chain link fence. The utilization of such a strong landscape detail in such a natural environment might cause the opposite effect and draw your eye more to this feature rather than away from it. Staff would recommend the opposite design approach. A chain link fence by nature is very transparent; utilizing plantings in front of it, especially quick growing natives would hide it from view. Therefore, we are recommending that the applicant work with us to design an alternative-planting plan to replace the proposed picket fence.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with condition** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping, if applicable** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



OFFICE OF THE DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, FORT BELLEVILLE, ROCKVILLE, MD 20854  
(301) 771-1171

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

449785

15200 BARNESVILLE RD

Contact Person: MICHAEL KUAN

Daytime Phone No.: 301-758-0477

Tax Account No.: N/A

Name of Property Owner: Town of Brookeville Daytime Phone No.: \_\_\_\_\_

Address: PO Box 67 Brookeville 20833  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: MICHAEL KINBY Daytime Phone No.: 301-370-0660

**LOCATION OF BUILDING/PREMISE**

House Number: SCHOOL HOUSE Street: NORTH ST.

Town/City: Brookeville Nearest Cross Street: MARKET

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: A, B, C, D

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

**CHECK ALL APPLICABLE:**

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: OPTIONAL BRICK WARDING / INTERPRETIVE SIGNAGE

1B. Construction cost estimate: \$ TBD

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches 9' +/- TBD

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]  
Signature of owner or authorized agent

4-9-07  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 449785 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

(SEE SUPPLEMENT)

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

(SEE SUPPLEMENT)

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Subj: **HAWP Description / Page 2 Supplement**  
Date: 4/3/2007 5:29:15 P.M. Eastern Daylight Time  
From: HousingArt  
To: rsallan@comcast.net, cscanlon@davisconst.com  
CC: acierno@dtm.ciw.edu

Gentlemen:

The following shall confirm the description of work to be performed under the HAWP application to be filed on behalf of the Town. This email will supplement the application.

Regards,  
Richard Kirby  
301-370-0660(m)

Town of Brookeville HAWP Application  
April 4, 2007

#### WRITTEN DESCRIPTION OF PROJECT

*1a. Description of Existing Structure/s and environmental setting, including their historical features and significance:*

The property is the site of the recently restored 1860's Brookeville Schoolhouse, one of the few remaining schools from that era of the Montgomery County public school system. The restoration of the schoolhouse has been assisted in part by grants from the Montgomery County HPC and Open Space Program funds. The wooded backdrop along North Street is comprised of land recently acquired by the Town to be enhanced as a park, which includes the foundation ruins of an old Methodist Episcopal Church. The church remains site has previously been the subject of an archaeological "dig" and survey project conducted by the County's archaeological staff and volunteers at the Town's behest. Beyond this land is the Thomas Millrace, which is proposed to be connected to the site with a wood chip path. The Town is completing a signage and millrace clearing project assisted by an HPC grant and supplemented by the work of the Montgomery County Conservation Corps. The 1990's Teal residence, the 1880's Farquhar Residence and two new lots created by the Powers' Woods subdivision border this setting.

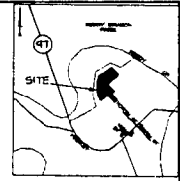
*1b. General Description of project and its effect on the historic resources(s), the environmental setting, and where applicable, the historic district:*

The Town views the schoolhouse and its natural setting now including the addition of park space adjoining the existing Reddy Branch Stream Valley Park as a logical focus for self-directed history and nature walks as well as more formal Heritage Days events. These uses would be facilitated and enhanced by the erection of a modest 4' high wood fence of appropriate simplicity and still to be determined length that would be used to screen an adjoining anchor chain link fence on private property. Other features to be added would include suitable benches, various plantings, and a small "amphitheater" created from on-site boulders for informal gatherings for storytelling, history discussions, tours, etc. Wood chip pathways and trails connecting the schoolhouse area to the Thomas Millrace and ruins and additional plantings of native species would add to the overall historic setting. Interpretive signage would also be located at key spots.

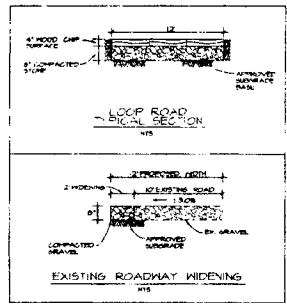
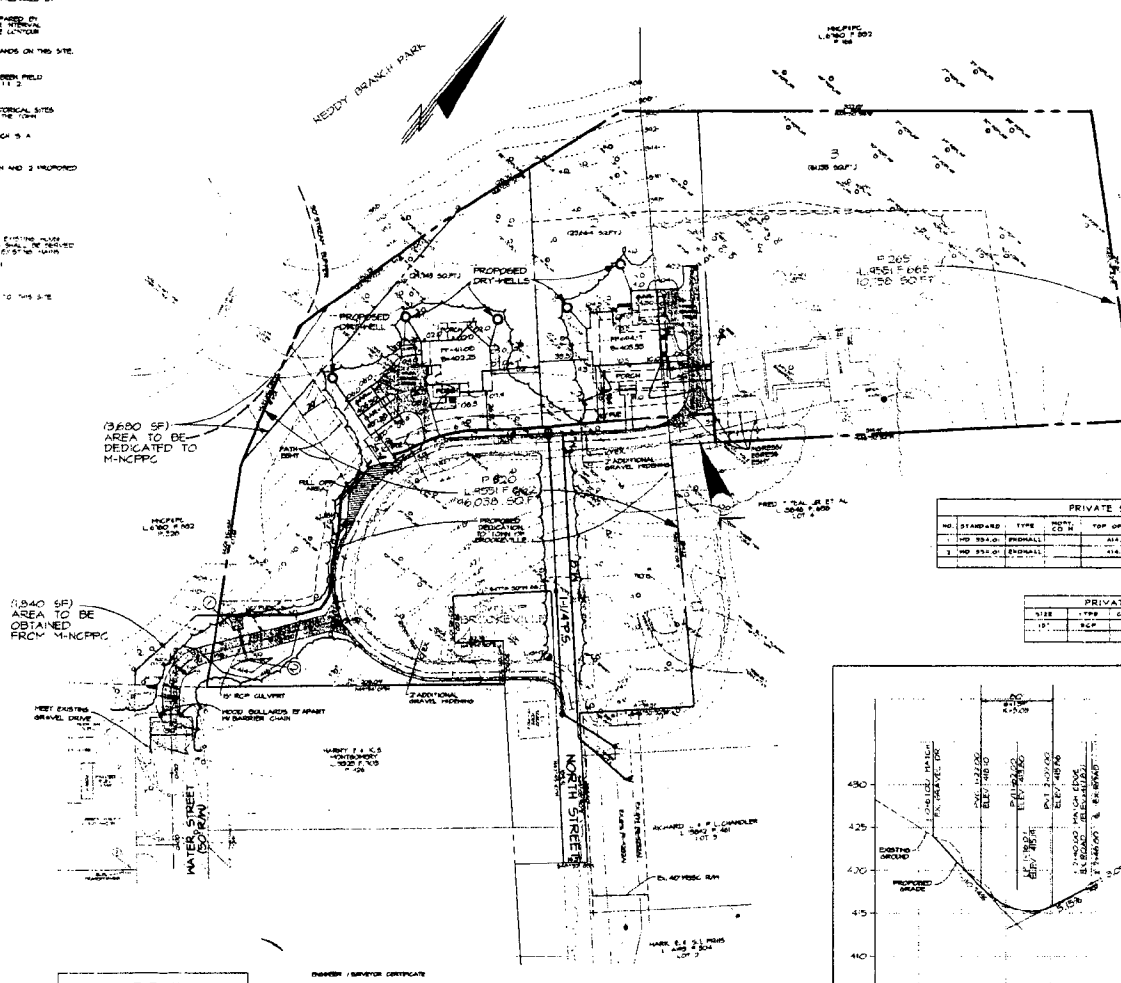
See what's free at AOL.com.

**GENERAL NOTES**

1. THE SUBJECT PROPERTY IS SHOWN AS PARCELS P1000 AND P1001 ON TAX MAPS TO BE THE TOTAL SITE AREA IS 2.82 AC.
2. EXISTING ZONING IS R-100 AT TOWN OF BROOKVILLE.
3. BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY A.E.S. ASSOCIATES DATED FEBRUARY 10, 2004.
4. TOPOGRAPHICAL INFORMATION IS FROM FIELD SURVEY PREPARED BY A.E.S. ASSOCIATES DATED FEBRUARY 10, 2004. THE ELEVATION INTERVAL IS 2 FEET. ALL ELEVATIONS ARE MEASUREMENTS FROM THE DATUM OF MEAN SEA LEVEL.
5. THERE ARE NO MATTERS OF THE UNITED STATES OR HERLANDS ON THIS SITE.
6. THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE.
7. EXISTING TREES WITH A DBH OF 4" AND GREATER HAVE BEEN FIELD MARKED IN THE PROPOSED DISTURBED AREA FOR LOTS 1 & 2.
8. THE RECORD HAS SUBMITTED: OCTOBER 1, 2004.
9. ACCORDING TO THE LOCAL ORDINANCE 11 REEF OF HISTORICAL SITES IN BROOKVILLE, OHIO THIS PROPERTY IS LOCATED IN THE TOWN OF BROOKVILLE.
10. THE 575 ± SQ. FT. OF HAZARDOUS WASTE MATERIALS WHICH IS A ONE-TON CAN OF RUST PREVENTER, REFINED KEROSENE.
11. THERE IS ONE PARTIAL SMALL FAMILY RESIDE TO REMAIN AND 2 PROPOSED 4-UNIT FAMILY HOMES.
12. DEVELOPMENT SPECIFICALLY:
  - 4-UNIT FAMILY HOMES
  - 10,000 SF
  - 10,000 SF
  - 10,000 SF
  - 10,000 SF
  - 10,000 SF
13. THE EXISTING DRIVE WILL BE MAINTAINED TO SERVE THE EXISTING HOME AND NEARBY HOMES. THE PROPOSED DRIVE PAVED ROADS SHALL BE GRADED TO A 2% SLOPE AND 12" DEPTH OF MECHANICAL MIXTURE TO BE LAYED.
14. EXISTING WATER AND SEWER LATERALS IS 14" AND 8" IN DIAMETER. ALL SHALL BE MAINTAINED IN ONE PHASE.
15. THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
16. ALL UTILITIES SHALL BE MAINTAINED AND SHALL BE THE RESPONSIBILITY OF THE OWNER AND SHALL BE THE RESPONSIBILITY OF THE OWNER.

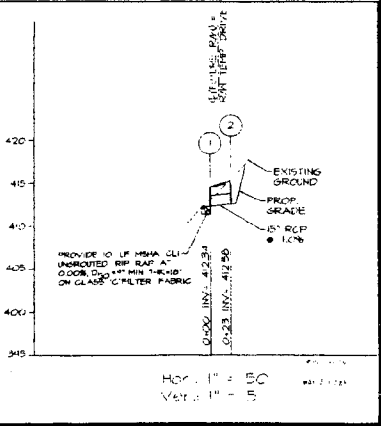
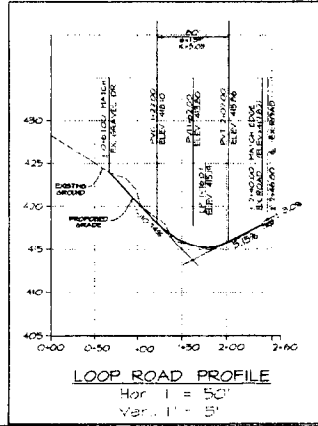


VICINITY MAP  
SCALE 1"=2000'



NO.	STANDARD	TYPE	MENT.	TOP OF WALL	NO. OF PMS	SUBSTRATE	REMARKS
1	NO 334.0	SMALL	414.24	412.24	21.0"	1"	0"
2	NO 334.0	SMALL	414.24	412.34	11.0"	1"	0"

SIZE	TYPE	CLASS	LENGTH	COMMENTS
18"	RCP	V	22'	

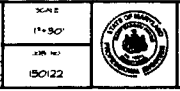


OWNER/DEVELOPER  
RICHARD T. KIRBY  
14515 PARTNERSHIP ROAD  
POOLESVILLE, MD 20837  
301-448-2419

SITE PLAN APPROVAL  
CHAIRMAN  
TOWN OF BROOKVILLE  
PLANNING COMMISSION

DESIGNER / SURVEYOR CERTIFICATE  
I HEREBY CERTIFY THAT THE BOUNDARY IS FROM A DEED PLAT SURVEY PREPARED BY A.E.S. ASSOCIATES DATED 02/20/04. THE CONTOURING IS FROM SURVEY INFORMATION OBTAINED FROM 11/20/04, 11/20/04, AND FIELD SURVEY PREPARED BY A.E.S. ASSOCIATES IN FEBRUARY 2004. I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED AND SUBMITTED IN ACCORDANCE WITH THE ORDINANCE OF THE TOWN OF BROOKVILLE, OHIO.

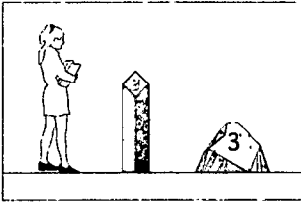
NO.	REVISION	BY	DATE	CHECKED	REV.	DATE	SCALE	DATE
			APRIL 2005				1"=50'	
			DEPOSED	GDB				
			TELEPHONE	GDB				
			PLAN LOCATION					
			JOB NO.				150122	



SITE, LIGHTING, GRADE ESTABLISHMENT AND STORM DRAIN & PAVING PLAN

SITE PLAN  
**NORTH STREET**  
4TH ELECTION DISTRICT  
HARRISBURG COUNTY, PENN., MD

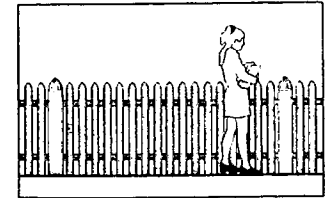
**Educational Pamphlet Markers**



**Marker References:**

- Stream Morphology
- Forest Cycles
- Tulip Poplar
- Oak
- Dogwood
- Maple
- Spice Bush
- Witch Hazel
- Christmas Fern
- Etc...

**Wooden Picket Fence**



**Native Plants**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Brookeville Nature Trail

**Cemetery**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Brookeville Nature Trail

**Trail Map**

Brookeville Nature Trail

**Mill Race**

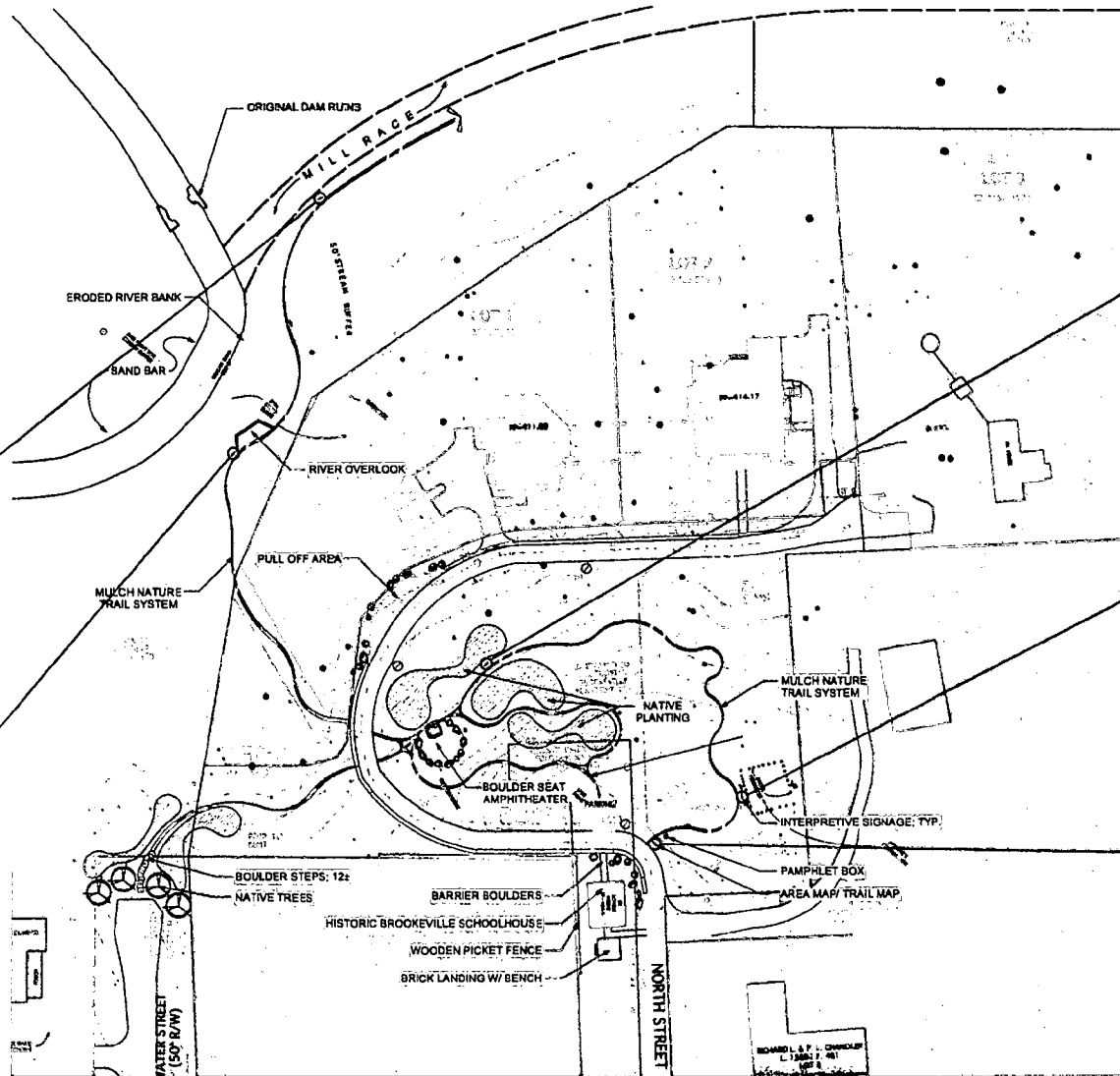
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Brookeville Nature Trail

**Powers' Woods Park**

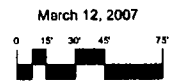
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Brookeville Nature Trail

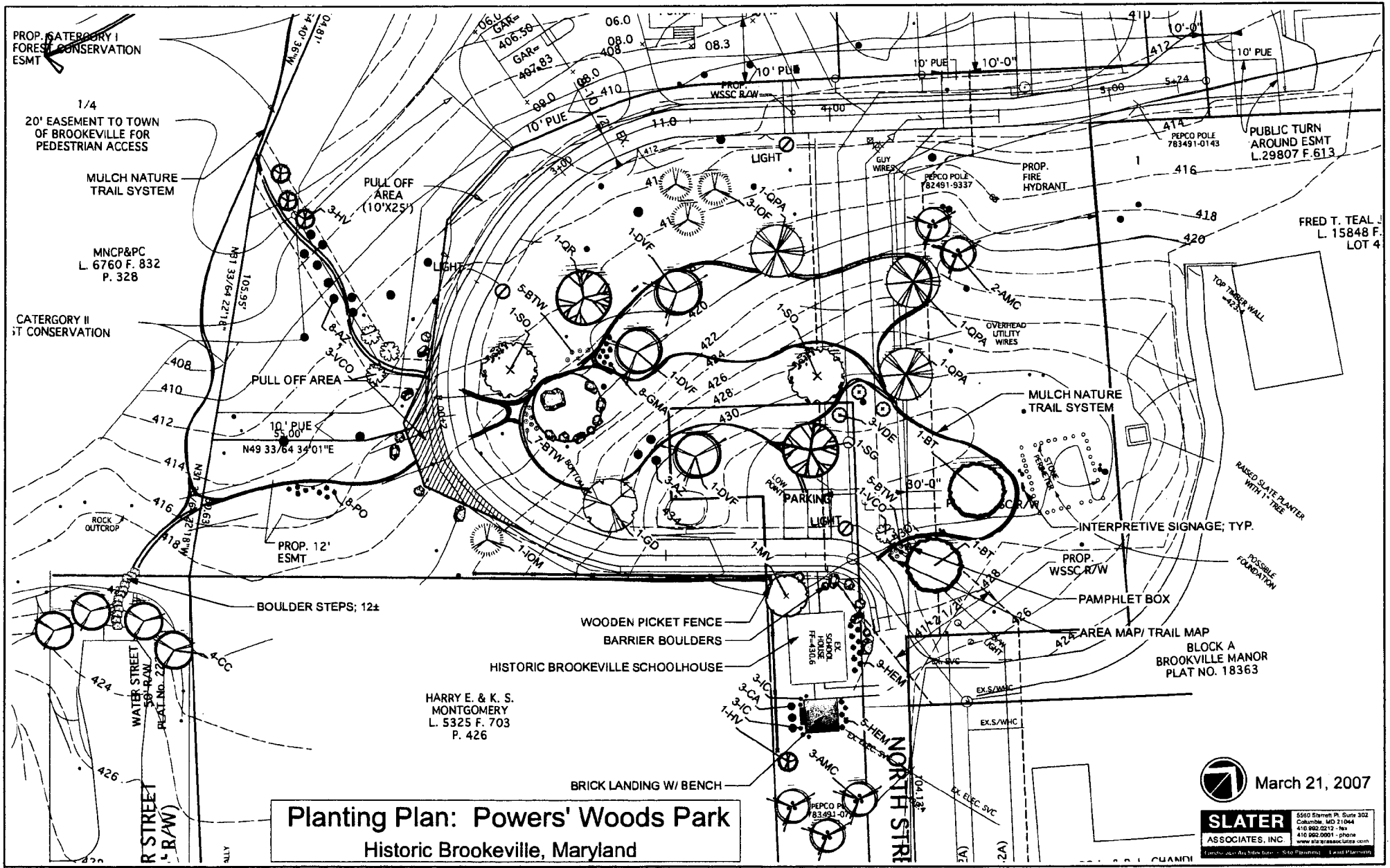


**SLATER ASSOCIATES, INC.**  
 5560 Starnett Pl, Suite 302  
 Columbia, MD 21044  
 410.982.0212 - fax  
 410.982.0001 - phone  
 www.slaterassociates.com  
 Landscape Architecture Site Planning Land Planning

**Concept Plan: Powers' Woods Park**  
 Historic Brookeville, Maryland



6



**Planting Plan: Powers' Woods Park**  
 Historic Brookeville, Maryland

HARRY E. & K. S.  
 MONTGOMERY  
 L. 5325 F. 703  
 P. 426

March 21, 2007

**SLATER ASSOCIATES, INC.**  
 5540 Shiloh Pl. Suite 302  
 Columbia, MD 21044  
 410.982.0212 - Fax  
 410.982.0901 - Phone  
 www.slaterassoc.com

101

<b>Plant List</b>				
<b>Qty</b>	<b>Symbol</b>	<b>Botanical Name</b>	<b>Common Name</b>	<b>Scheduled Size</b>
<b>Trees</b>				
5	AMC	Amelanchier canadensis	Canadian Serviceberry	6-7' hgt.
4	CC	Cercis canadensis	Eastern Redbud	8-10' hgt.
3	DVF	Diospyros virginiana	American persimmon	2 1/2- 3" cal., 12-14' hgt.
1	GD	Gymnocladus dioicus	Kentucky coffeetree	2 1/2- 3" cal., 12-14' hgt.
3	IOF	Ilex opaca (Female)	American Holly	6-7' hgt.
1	IOM	Ilex opaca (Male)	American Holly	6-7' hgt.
1	SG	Liquidambar styraciflua	Sweet Gum	2 1/2- 3" cal., 12-14' hgt.
1	MV	Magnolia virginiana	Sweetbay Magnolia	8-10' hgt.
2	BT	Nyssa sylvatica	Black Gum	2 1/2- 3" cal., 12-14' hgt.
2	SO	Quercus imbricaria	Shingle Oak	2 1/2- 3" cal., 12-14' hgt.
3	QPA	Quercus palustris	Pin Oak	3 1/2- 4" cal., 14-16' hgt.
1	QR	Quercus rubra	Red Oak	2 1/2- 3" cal., 12-14' hgt.
<b>Shrubs</b>				
3	CA	Clethra alnifolia	Summersweet Clethra	18-24"
4	HV	Hamamelis virginiana	Common Witchhazel	5-6'
11	AZ	Rhododendron periclymenoides	Pinkster Azalea	18-24"
4	VCO	Vaccinium corymbosum	Highbush blueberry	5-6'
3	VDE	Viburnum dentatum	Arrowwood	24-36" B&B
<b>Perennials</b>				
17	BTW	Asclepias tuberosa	Butterfly Milkweed	1 gal. cont.
8	GMA	Geranium maculatum	Wild Geranium	1 gal. cont.
14	HEM	Hemerocallis fulva	Native Daylily	1 gal. cont.
6	IC	Iris cristata	Crested Iris	1 gal. cont.
8	PO	Polygonatum odoratum	Solomon's-seal	1 gal. cont.

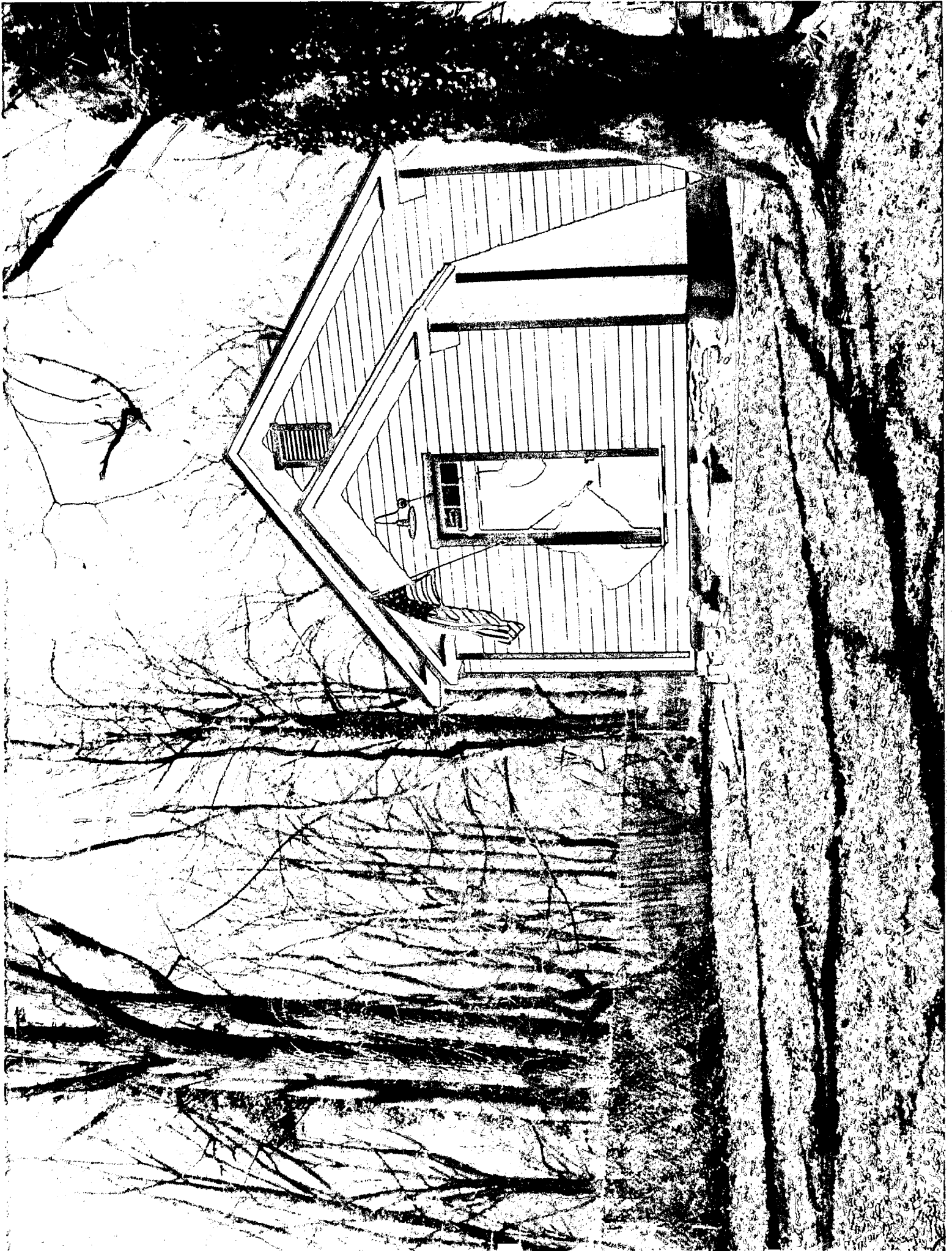
March 21, 2007

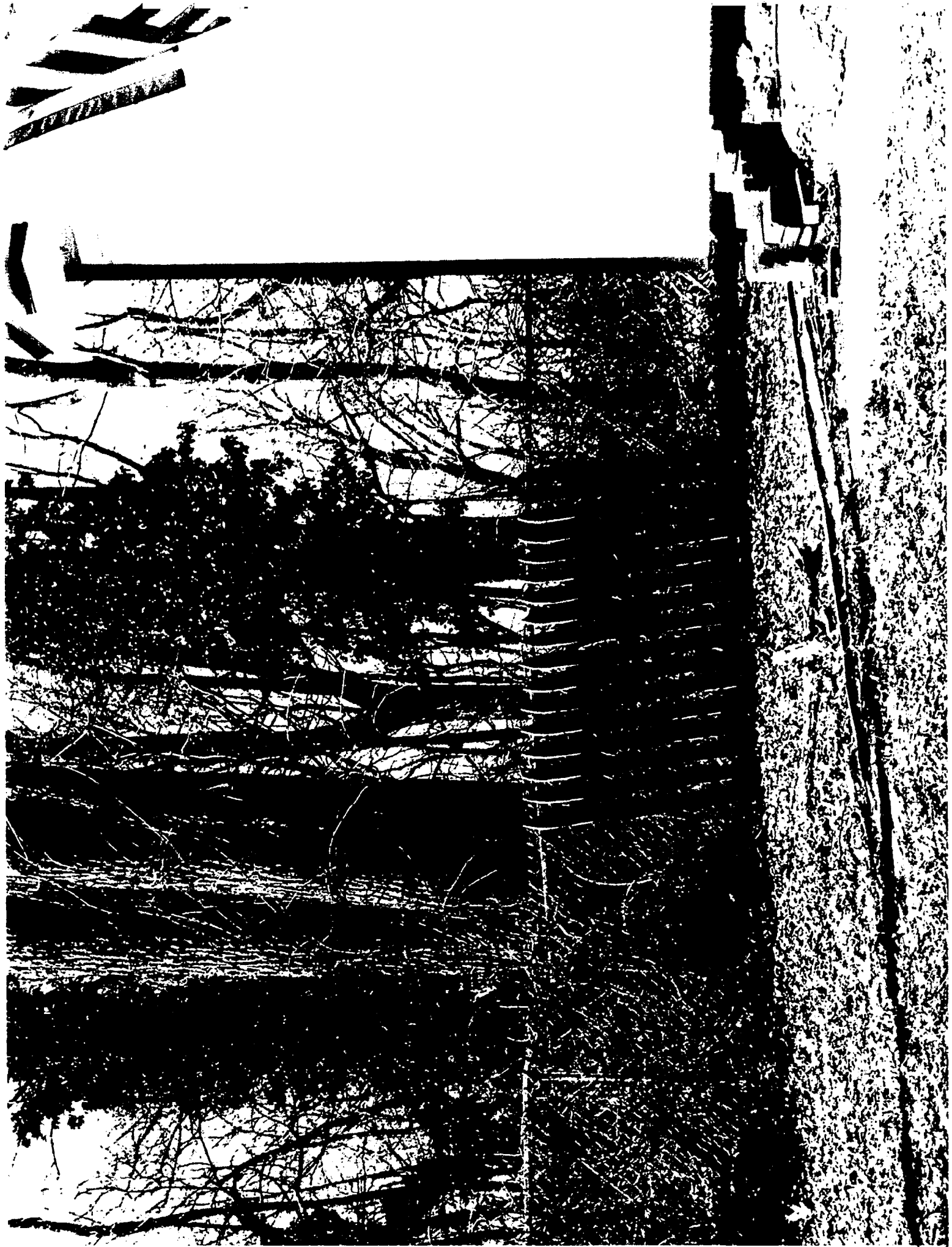
**Plant List: Powers' Woods Park**  
**Historic Brookeville, Maryland**

**SLATER**  
ASSOCIATES, INC.  
5660 Sterrett Pl. Suite 302  
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410.992.0212 - fax  
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Landscape Architecture • Site Planning • Land Planning

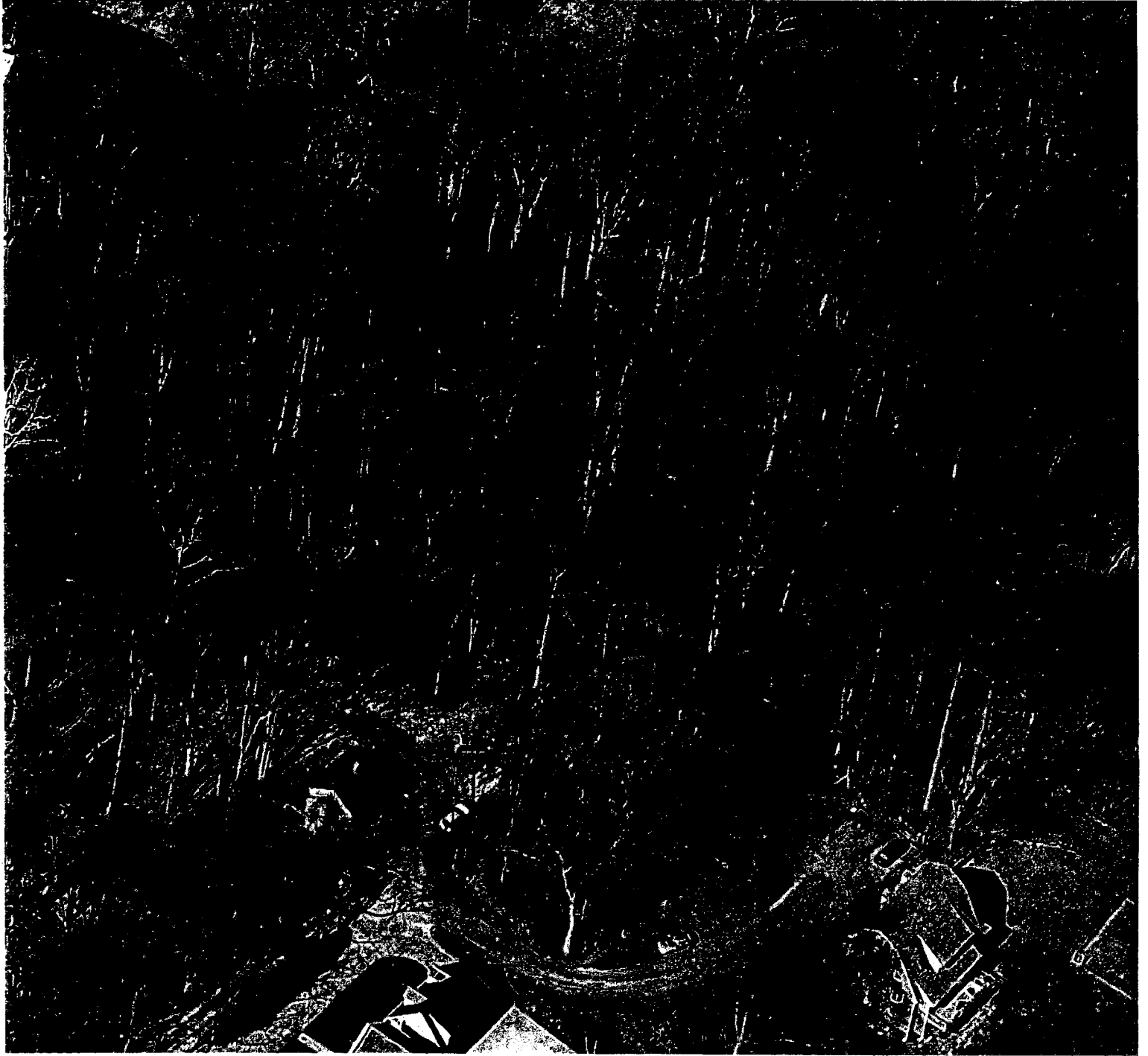
















***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	14 Oxford St, Chevy Chase	<b>Meeting Date:</b>	4/25/2007
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	4/18/2007
<b>Applicant:</b>	JW Rayder & Helene Rayder (Marjorie Kehne, Agent)	<b>Public Notice:</b>	4/11/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-07N	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	Concrete Slab		

**RECOMMENDATION:** Approve

**STAFF RECOMMENDATION:**

- Approval  
 Approval with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1916-1927

**PROPOSAL:**

Applicant is proposing to remove the existing gravel around the west (3'6" wide x 21' long) and south side (3' x 6" x 20' long) of their garage, which is located at the rear corner of their property and replace the gravel with a 3" thick concrete slab. The new concrete pad will be sited in the same location and will not change in footprint. The applicants are just proposing a material change.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic

resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
 245 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
 301/777-6370

UPS - #8

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARJORIE KEHWE  
 Daytime Phone No.: 240-882-1828

Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: JW + HELENE RAYGER Daytime Phone No.: \_\_\_\_\_  
 Address: 14 ~~Oxford~~ ST. CHEVY CHASE OXFORD ST 20815  
Street Number City Street Zip Code  
 Contractor: MASON KEHWE LANDSCAPE DESIGN Phone No.: 240-882-1828  
 Contractor Registration No.: 33845  
 Agent for Owner: MARJORIE KEHWE Daytime Phone No.: 240-882-1828

**LOCATION OF BUILDING/PREMISE**

House Number: 14 Street: OXFORD  
 Town/City: CHEVY CHASE Nearest Cross Street: BROOKVIEW RD  
 Lot: 20+21 Block: 54 Subdivision: SECTION 2  
 Liber: 25379 Follo: 253 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
 1B. Construction cost estimate: \$ 2,400.00  
 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

7A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Marjorie M Kehwe 4/3/07  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For: Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 44949.5 Date Filed: 4/4/07 Date Issued: \_\_\_\_\_

Ed: 6/2/96 **SEE REVERSE SIDE FOR INSTRUCTIONS**

3

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

REMOVE GRAVEL AND FORM + POUR 3" THICK CONCRETE SLAB  
ON WEST + SOUTH SIDE OF GARAGE. SLAB TO BE REINFORCED  
W/ WIRE MESH INSIDE. ~~SUPPORT~~ SLAB TO BE 3'6" WIDE,  
21' LONG ON WEST SIDE + 20' LONG ON SOUTH SIDE OF GARAGE

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

NO IMPACT ON HISTORIC ~~VALUE~~ OR ENVIRONMENTAL TO MY KNOWLEDGE

✓ 2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

✓ 4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

✓ 5. **PHOTOGRAPHS OF FRONT ELEVATION OF HOUSE**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the profile of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

✓ 7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS

4

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

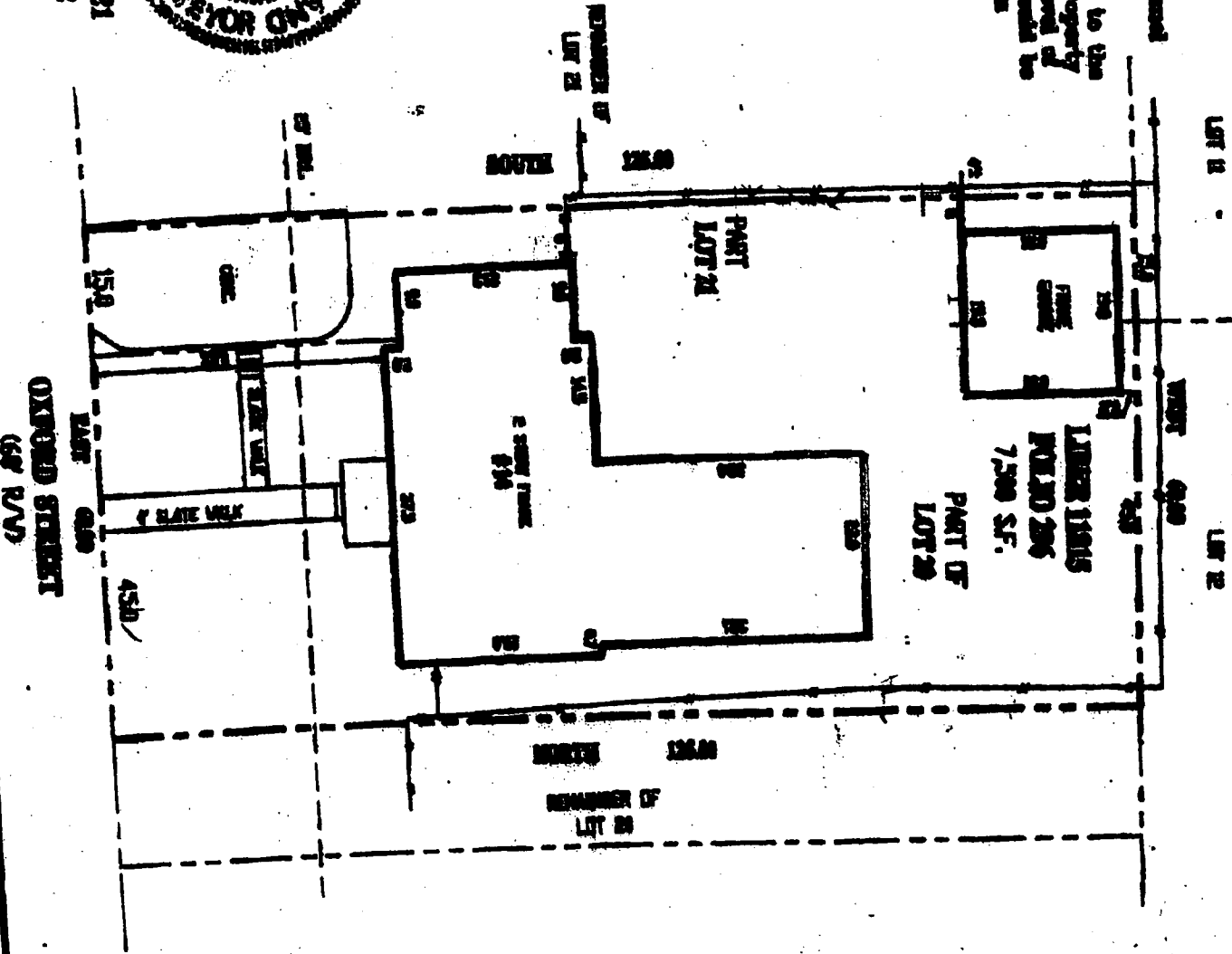
Owner's mailing address	Owner's Agent's mailing address
JAMES HELENE RAYOER 14 OXFORD ST. CHEVY CHASE, MD. 20815	MARJORIE KEANE 1377 HALLS COURT SILVER SPRING, MD. 20904
Adjacent and confronting Property Owners mailing addresses	
EDMIE HOGENTGLER 16 OXFORD ST. CHEVY CHASE, MD. 20815	WERNER + JOAN MINSHALL 12 OXFORD ST. CHEVY CHASE, MD. 20815
DR. <del>JOHN</del> THERESE WHITE 15 NEWLANDS ST. CHEVY CHASE, MD. 20815	

**CONTRACTOR'S INFORMATION SHEET**

1. This plan is a benefit to a contractor under § 24. It is required by a holder or a title insurance company or the agent in connection with underwritten contracts, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of houses, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the complete identification of property boundary lines, but such identification may not be required for the transfer of title or existing financing or re-financing.
4. Nothing on and/or filed here in relation to this plan shall constitute an admission in relation to interpretation of title.

**Notes**

1. Flood zone "C" per F.I.L.D. panel No. 24000B-NYS C
2. Without abatement as shown to the principal structures from property lines are approximately. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.



LOCATION DRAWING  
 PARTS OF LOTS 20 & 21  
 BLOCK 64, SECTION 2  
**CHEVY CHASE**

MANHATTAN COUNTY, NEW YORK

**SUBJECT'S CERTIFICATE**

THIS INFORMATION CONCERNING THE LAND AND THE INTERESTS THEREIN HAS BEEN OBTAINED FROM THE RECORDS OF THE COUNTY CLERK OF MANHATTAN COUNTY, NEW YORK, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

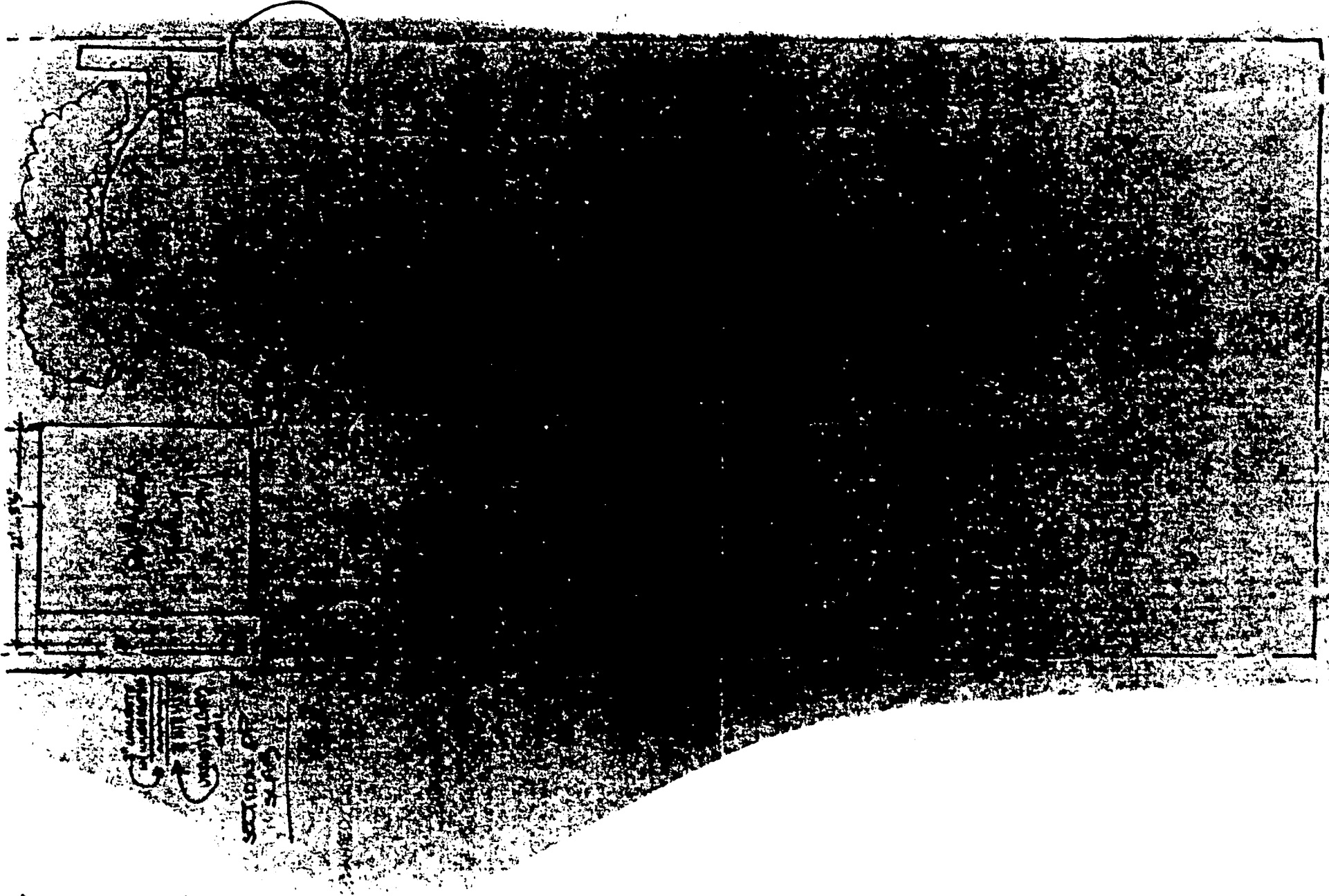
*Deputy A. T. T. T.*



**Shuman & Associates**  
 ENGINEERS - ARCHITECTS  
 175 WEST 57th STREET  
 NEW YORK, N.Y. 10019

DATE OF LOCATION: SCALE: 1" = 20'  
 TOTAL SHEETS: THREE SHEETS

(10)



Existing Property Condition Photographs (duplicate as needed)



Detail: AREA WHERE CONCRETE WILL GO



Detail: FRONT OF 14 OXFORD ST.

Applicant: Ryder / M. KEHNE

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	15200 Barnesville Rd, Boyds	<b>Meeting Date:</b>	4/25/2007
<b>Resource:</b>	Outstanding Resource <b>Boyds Historic District</b>	<b>Report Date:</b>	4/18/2007
<b>Applicant:</b>	Boyd Schaff (Richard Kirby, AIA)	<b>Public Notice:</b>	4/11/2007
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	N/A	<b>Staff:</b>	Michele Oaks

**PROPOSAL:** Addition to single family home

**RECOMMENDATION:** Modify based on Commission Comments and Proceed to HAWP

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Boyds Historic District  
**STYLE:** Victorian  
**DATE:** 1880-1890

The original house is a three-bay, cross gable roof, dwelling clad in German siding. The standing seam metal roof contains an interior-end brick chimney with corbel detailing on the east elevation and a more contemporary, non-contributing exterior-end chimney on the west elevation of the house. The majority of the windows are 6/6 double hung and are flanked with two, paneled louvered shutters, with the exception of the first floor of the front elevation, which contains oversized 1/1 windows. The front elevation fashions a wrap-around front porch, detailed with turned columns and ornamental brackets. The front entry door is a single-glazed, wood door flanked by single-glazed sidelights and capped with a three-light transom.

The house has a two-story ell extending into the rear yard, which contains an original, two-story open-porch on the eastern section of the house. A non-contributing, one-story shed roof addition extends beyond this ell. The property contains three outbuildings, two, frame shed and a frame garage. Additionally, there are many mature trees on site.

**HISTORIC CONTEXT**

Boyds, a well-preserved and cohesive rural village in western Montgomery County, is representative of post-Civil War development and growth generated by the coming of the railroad to the area in the last quarter of the 19th century. It illustrates the impact of social and technical change on the area's agricultural community over the past century. It also reflects the early role of black citizens in rural parts of the County.

There are three general areas within the historic district of Boyds: the commercial area north of the railroad along Barnesville Road, the Victorian village streetscape along Clopper and upper White

Ground Road, and the folk architecture of the freed black community farther south along White Ground Road.

Boyd's was originally settled in 1753 on a tract of land named *Resurvey of Gum Spring*. The area was primarily farmed as a tobacco plantation, and the first residents were brought as slaves to the area. Following the abolition of slavery in 1864, some of the freedmen purchased property adjacent to the plantation. They built several of the houses and community buildings that stand along the southern section of White Ground Road.

Colonel James A. Boyd, a well-traveled Scottish contractor and stone mason who participated in the building of the Metropolitan Branch of the B&O Railroad, established the village of Boyds. In 1873, Boyd purchased 1100 acres of land on both sides of the newly-laid railroad track and built some of the first dwellings in Boyds to house railroad workmen. He then built his own residence as a progressive farming operation called *Bonnie Brae*, with several tenant houses and a dairy. His innovative dairy barn was a model of efficiency. An engine on the clean concrete floor shelled corn, cut hay, sawed wood, and pumped water to feed the cows and cool the milk before shipment on the railroad.

In a broad sense, the railroad had a major impact on Montgomery County's agricultural industry. Fertilizers brought in by rail, for example, was said to triple farm yields. New and revolutionary farming ideas soon caught on, and Montgomery County entered a golden age of agriculture in the last quarter of the 19th century. Hoyles Mill, at 15100 Barnesville Road, is one of only a handful of frame grist mills surviving in the County.

Boyd's thrived because of its agricultural activities and its proximity to the railroad. By 1879, the village had a population of 100. In addition, the railroad brought summer residents to the Boyd's area to enjoy the rural setting away from the heat and congestion of the city.

### **PROPOSAL:**

Applicant is proposing to:

1. Remove the existing balustrade from the second-story of the two-story porch/balcony and replace it with a new wood, painted balustrade.
2. Extend the existing one-story shed roof addition 14'8", with 8' extending beyond the side elevation of the existing massing of the house. This addition proposes to house a new family room addition, and a covered porch.
3. Add a 12' x 23' extension to the one-story addition to house a new, kitchen nook and entry.
4. Construct a second-story, open porch/balcony on top of the new, one-story shed roof addition to match in size and detail as the existing.

### **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Boyd's Master Plan Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.



**Montgomery County Code; Chapter 24A**

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

***Secretary of the Interior's Standards for Rehabilitation:***

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

Contributing massings and details on this house have been identified as everything except the rear, shed roof addition and the exterior-end chimney on the west elevation of the house. Important features and details to retain include all elements on the principal massing, the wrap-around porch, some aspect or delineation of the ell, and the two-story open porch along the eastern façade of the ell. Given these criteria, the only parts of the building on which the applicants could modify without destroying significant character-defining features is the rear of the ell and the west elevation of the ell.

The proposed addition will completely encase the first floor of the ell's west elevation. The second floor will be altered by changing a window into a door, however, the corner of the ell will still be defined as well as the exterior cladding, as the proposed second floor addition is to be an open-porch to blend and balance the design of the addition with the existing massing.

Eight feet of the proposed one-story addition will extend beyond the front massing's side elevation. The Commission typically encourages additions which recess rather than project beyond side elevations of the house to minimize the impact of the addition on the surrounding historic streetscape. Generally, the Commission also likes to see additions that project only from the rear elevations of the historic massings, not from their side elevations, as these elevations, which have not been altered are considered significant to the building's overall historicity.

However, this house is very unique as the main block and the ell are considered contributing massings, thus, only providing a very, small approx 15' wide rear elevation upon which to extend an addition from.

With the constraints of existing outbuildings and a septic field, a hyphen and a new massing is not realistic for this site.

This proposed addition would be visible from the street, whether it is recessed or projecting, as the development pattern for this district is that houses are sited very close to the road, and this house is no exception, with its 25' setback. It is essential that the new design be reviewed with this in mind.

If the Commission supports this application and recommends that it proceed to a HAWP, the staff encourages the applicant's submission to include the utilization of quality materials, as this can make or break a case as much as design. For this particular case, because it is an addition to an outstanding resource, and because it is so visible from the public right-of way, it is crucial that the addition blend in as much as possible. Staff is recommending the applicant utilize painted, wood siding to match the existing, 6/6 painted, wood simulated-divided light windows, wood glazed doors, wood trim to match the house, wood tongue and groove porch flooring, a standing seam metal roof, and other details such as the profile and width of cornice, gable projections, corner boards etc to match the house.

Ms. Oaks,

Herewith, I request a preliminary consultation for the Schaff Residence in Boyds. Their package will be dropped off by close of business today. The HAWP application for the Brookeville Schoolhouse improvements will also be included.

Best,  
Richard Kirby  
301-370-0660

In a message dated 4/3/2007 1:37:46 P.M. Eastern Daylight Time, Michele.Oaks@mncppc-mc.org writes:

For a preliminary consultation I need schematic plans and elevations, site plan, photographs and adjacent and confronting owners addresses submitted to my office with a request letter by COB tomorrow. No application or submittal to DPS is needed for a preliminary consultation.

Michele

---

Michele Oaks, Planner Coordinator  
Historic Preservation Section  
Montgomery County Department of Planning  
Maryland-National Capital Park and Planning Commission  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
michele.oaks@mncppc-mc.org  
www.montgomeryplanning.org

-----Original Message-----

**From:** HousingArt@aol.com [mailto:HousingArt@aol.com]  
**Sent:** Tuesday, April 03, 2007 1:32 PM  
**To:** Oaks, Michele  
**Subject:** Boyds

Ms. Oaks,

Do I need to fill out a HAWP application for the consultation on the 25th? Or, do I just supply the necessary site plan and massing study?

Thanks,  
RK

---


See what's free at AOL.com.

5

Wednesday, April 04, 2007 A.M. . . .

SITE OF PROPOSED ADDITION

Click here for a plain text ADA compliant screen.

 <b>Maryland Department of Assessments and Taxation</b> <b>MONTGOMERY COUNTY</b> Real Property Data Search	Go Back
	View Map
	New Search
	Ground Rent

Account Identifier: District - 11 Account Number - 00919772

**Owner Information**

<b>Owner Name:</b>	SCHAFF, BOYD T	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	15200 BARNESVILLE RD BOYDS MD 20841-9702	<b>Principal Residence:</b>	YES
		<b>Deed Reference:</b>	1) /21030/ 802 2)

**Location & Structure Information**

<b>Premises Address</b>	<b>Legal Description</b>
15200 BARNESVILLE RD BOYDS 20841-9702	LOT AT BOYDS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
DUS2		P026		1				1	

Special Tax Areas	Town Ad Valorem Tax Class
	42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1900	1,714 SF	33,541.00 SF	111

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

**Value Information**

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	133,540	221,210		
Improvements:	107,900	170,870		
<b>Total:</b>	<b>241,440</b>	<b>392,080</b>	<b>241,440</b>	<b>291,653</b>
Preferential Land:	0	0	0	0

**Transfer Information**

<b>Seller:</b> SCHAFF, TRACY & R	<b>Date:</b> 04/30/2002	<b>Price:</b> \$0
<b>Type:</b> NOT ARMS-LENGTH	<b>Deed1:</b> /21030/ 802	<b>Deed2:</b>
<b>Seller:</b> ROY J & F F HAASER	<b>Date:</b> 06/02/1998	<b>Price:</b> \$139,900
<b>Type:</b> IMPROVED ARMS-LENGTH	<b>Deed1:</b> /15900/ 552	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b> 04/08/1976	<b>Price:</b> \$50,000
<b>Type:</b> IMPROVED ARMS-LENGTH	<b>Deed1:</b> / 4766/ 483	<b>Deed2:</b>

**Exemption Information**

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO  
Exempt Class:


Special Tax Recapture:

\* NONE \*

6

POST OFFICE  
TO WEST

Click here for a plain text ADA compliant screen.

 <b>Maryland Department of Assessments and Taxation</b> <b>MONTGOMERY COUNTY</b> <b>Real Property Data Search</b>	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a> <a href="#">Ground Rent</a>
--	--

**Account Identifier:** District - 11 Account Number - 03208337

**Owner Information**

<b>Owner Name:</b>	CHADWICK, AVALEEN S TR	<b>Use:</b>	COMMERCIAL
<b>Mailing Address:</b>	3132 CHARTWELL CRESCENT LN ADAMSTOWN MD 21710-9643	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	1) /27203/ 709 2)

**Location & Structure Information**

<b>Premises Address</b>	<b>Legal Description</b>
15300 BARNESVILLE RD BOYDS 20841	WOLFS COW

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
DU53		P997		1				2	

Special Tax Areas	Town Ad Valorem Tax Class
	42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		81,892.00 SF	673

Stories	Basement	Type	Exterior

**Value Information**

	Base Value	Value			Phase-In Assessments		
		As Of 01/01/2005	As Of 07/01/2006	As Of 07/01/2007	As Of 01/01/2005	As Of 07/01/2006	As Of 07/01/2007
Land:	210,400	245,600					
Improvements:	54,300	32,800					
<b>Total:</b>	<b>264,700</b>	<b>278,400</b>	<b>273,832</b>	<b>278,400</b>			
Preferential Land:	0	0	0	0	0	0	

**Transfer Information**

<b>Seller:</b> CHADWICK, AVALEEN S	<b>Date:</b> 04/28/2004	<b>Price:</b> \$0
<b>Type:</b> NOT ARMS-LENGTH	<b>Deed1:</b> /27203/ 709	<b>Deed2:</b>
<b>Seller:</b> GEORGE A CHADWICK JR	<b>Date:</b> 10/20/1997	<b>Price:</b> \$50,000
<b>Type:</b> NOT ARMS-LENGTH	<b>Deed1:</b> /15240/ 572	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

**Tax Exempt:** NO  
**Exempt Class:**


**Special Tax Recapture:**

\* NONE \*

7

PRIVATE RESIDENCE  
TO THE EAST

Click here for a plain text ADA compliant screen.

 <b>Maryland Department of Assessments and Taxation</b> <b>MONTGOMERY COUNTY</b> <b>Real Property Data Search</b>	<a href="#">Go Back</a>
	<a href="#">View Map</a>
	<a href="#">New Search</a>
	<a href="#">Ground Rent</a>

Account Identifier: District - 11 Account Number - 00918551

**Owner Information**

<b>Owner Name:</b>	NICHOLSON, EARLA J ET AL	<b>Use:</b>	RESIDENTIAL
		<b>Principal Residence:</b>	YES
<b>Mailing Address:</b>	15140 BARNESVILLE RD BOYDS MD 20841	<b>Deed Reference:</b>	1) /13197/ 289 2)

**Location & Structure Information**

<b>Premises Address</b>	<b>Legal Description</b>
15140 BARNESVILLE RD BOYDS 20841	LOT AT BOYD ADMIN 16 161

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
DU52		P028		1				1	

Special Tax Areas	Town Ad Valorem Tax Class	Enclosed Area	Property Land Area	County Use
Primary Structure Built	42	1,260 SF	64,904.00 SF	111
1952				
<b>Stories</b>	<b>Basement</b>	<b>Type</b>		<b>Exterior</b>
1 1/2	YES	STANDARD UNIT		BRICK

**Value Information**

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2007	07/01/2006	07/01/2007
Land:	146,220	241,190		
Improvements:	118,430	151,590		
<b>Total:</b>	<b>264,650</b>	<b>392,780</b>	<b>264,650</b>	<b>307,360</b>
Preferential Land:	0	0	0	0

**Transfer Information**

<b>Seller:</b> EARLA J NICHOLSON	<b>Date:</b> 01/10/1995	<b>Price:</b> \$0
<b>Type:</b> NOT ARMS-LENGTH	<b>Deed1:</b> /13197/ 289	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b> 01/03/1989	<b>Price:</b> \$0
<b>Type:</b> MULT ACCTS ARMS-LENGTH	<b>Deed1:</b> / 8638/ 122	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

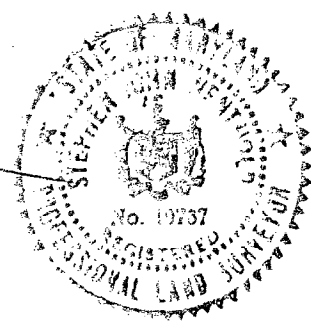
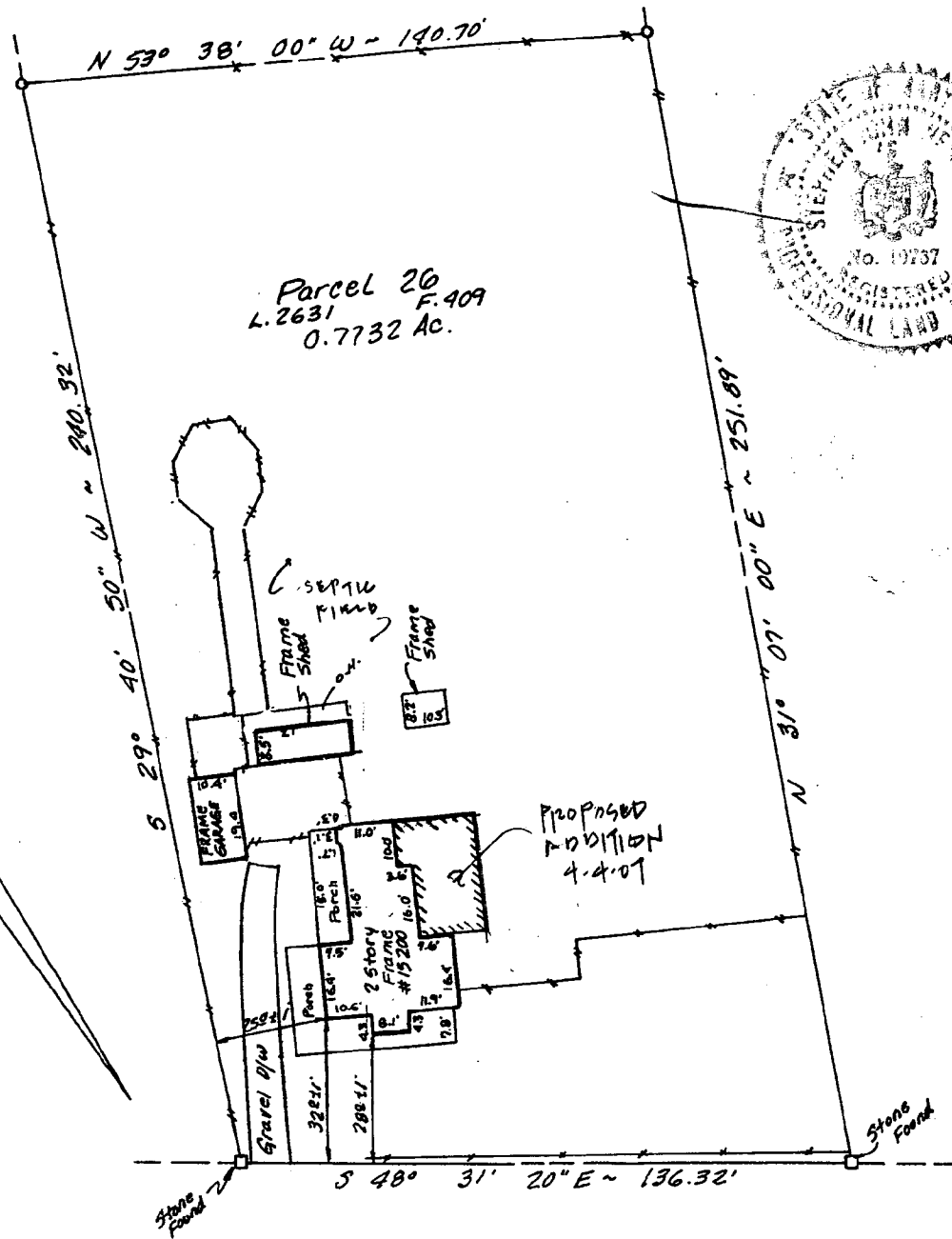
Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

**Tax Exempt:** NO      **Special Tax Recapture:** \* NONE \*

**Exempt Class:**

8





Parcel 20  
L.2631 F.409  
0.7732 Ac.

PROPOSED  
ADDITION  
4.4.07

Property predates modern day zoning.

**BARNESVILLE ROAD - RTE. NO. 117**

Date: 5-8-98 Scale: 1"=40'  
 Plat Book: —  
 Plat No.: —  
 Work Order: 98-2400  
 Address: 15200 BARNESVILLE ROAD  
 District: 11  
 Jurisdiction: MONTGOMERY COUNTY, MARYLAND

**Surveyor's Certification**

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

**LOCATION DRAWING**  
**LIBER 4766**  
**FOLIO 483**

*Stephen V. Weathered*



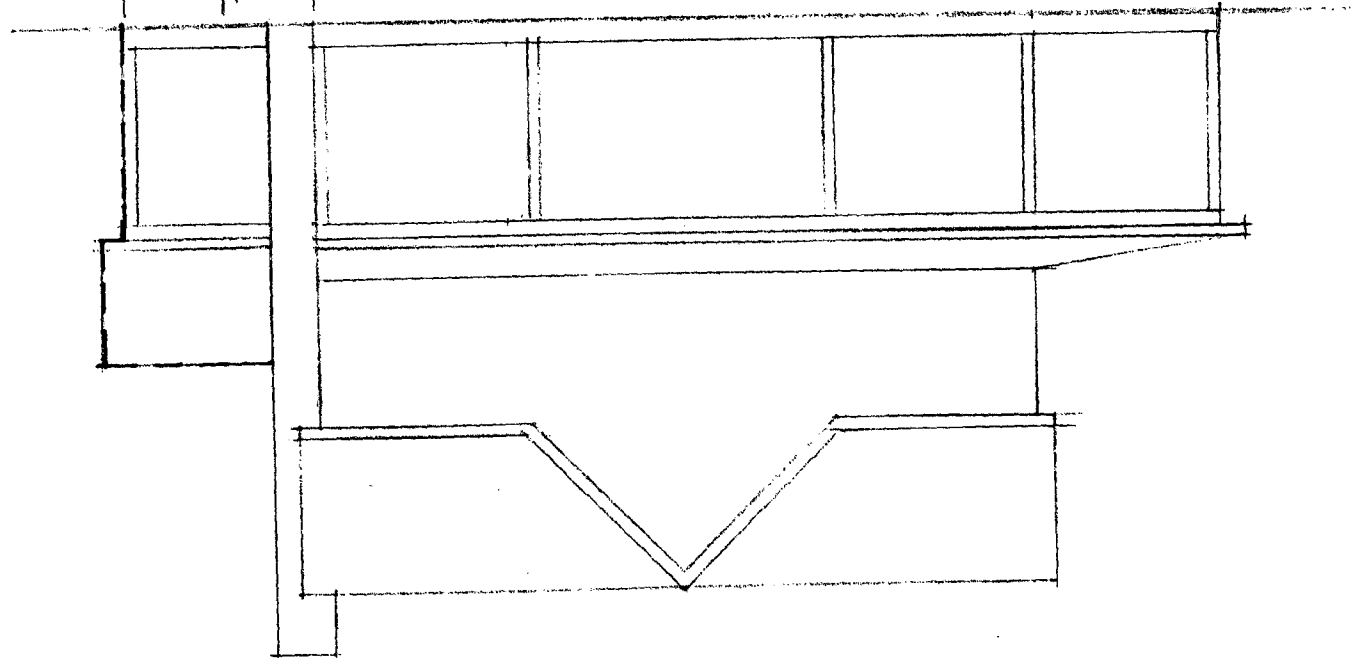
Meridian Surveys, Inc.  
 811 Russell Avenue  
 Suite #303  
 Gaithersburg, MD 20879  
 (301) 721-9400

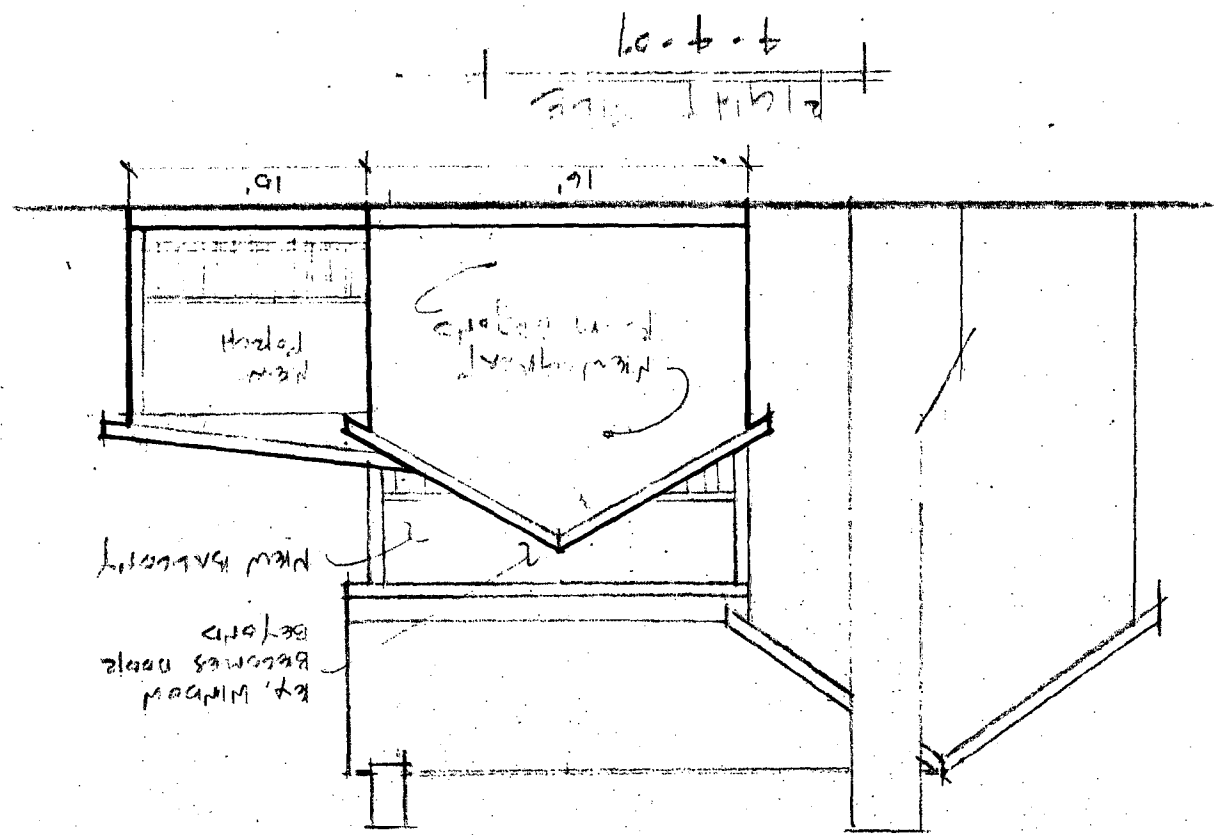
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

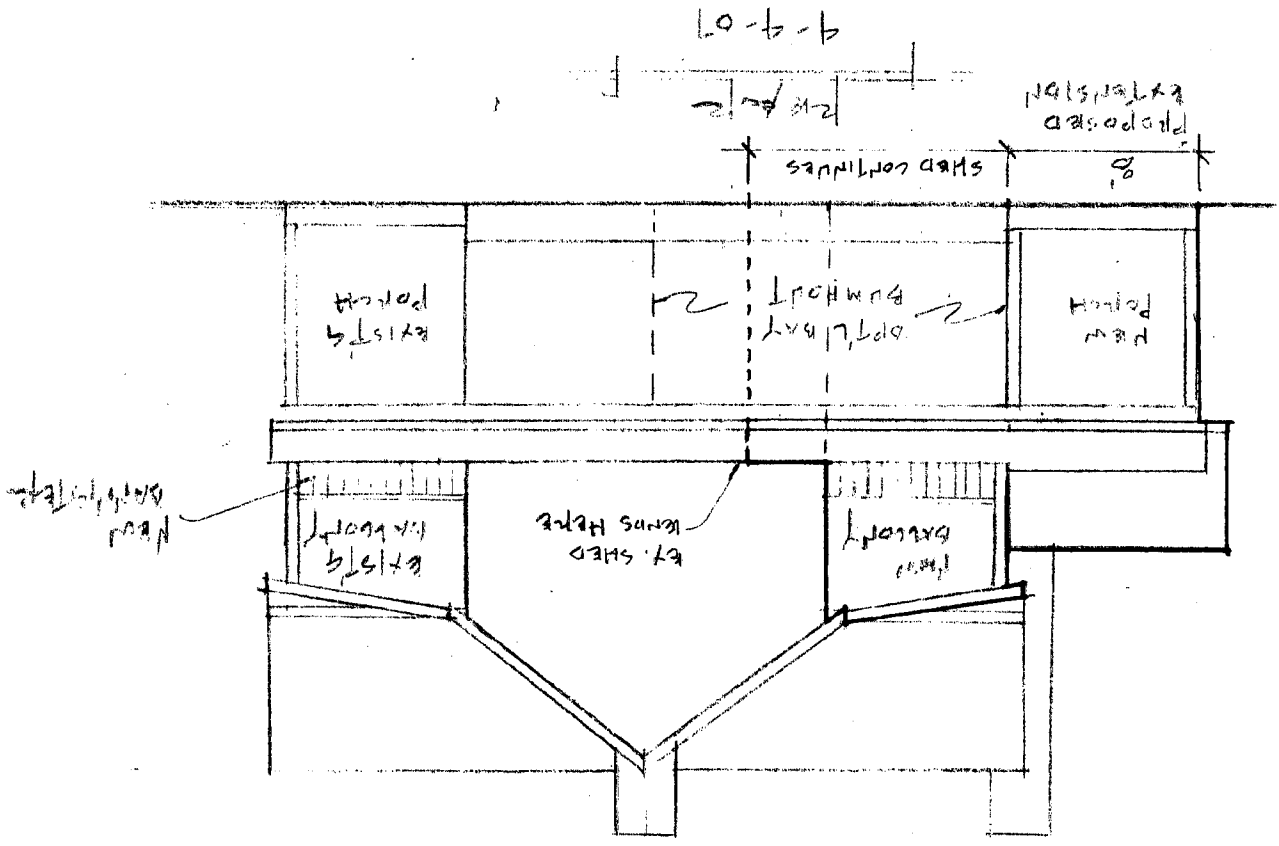


115200 BARNESVILLE ROAD

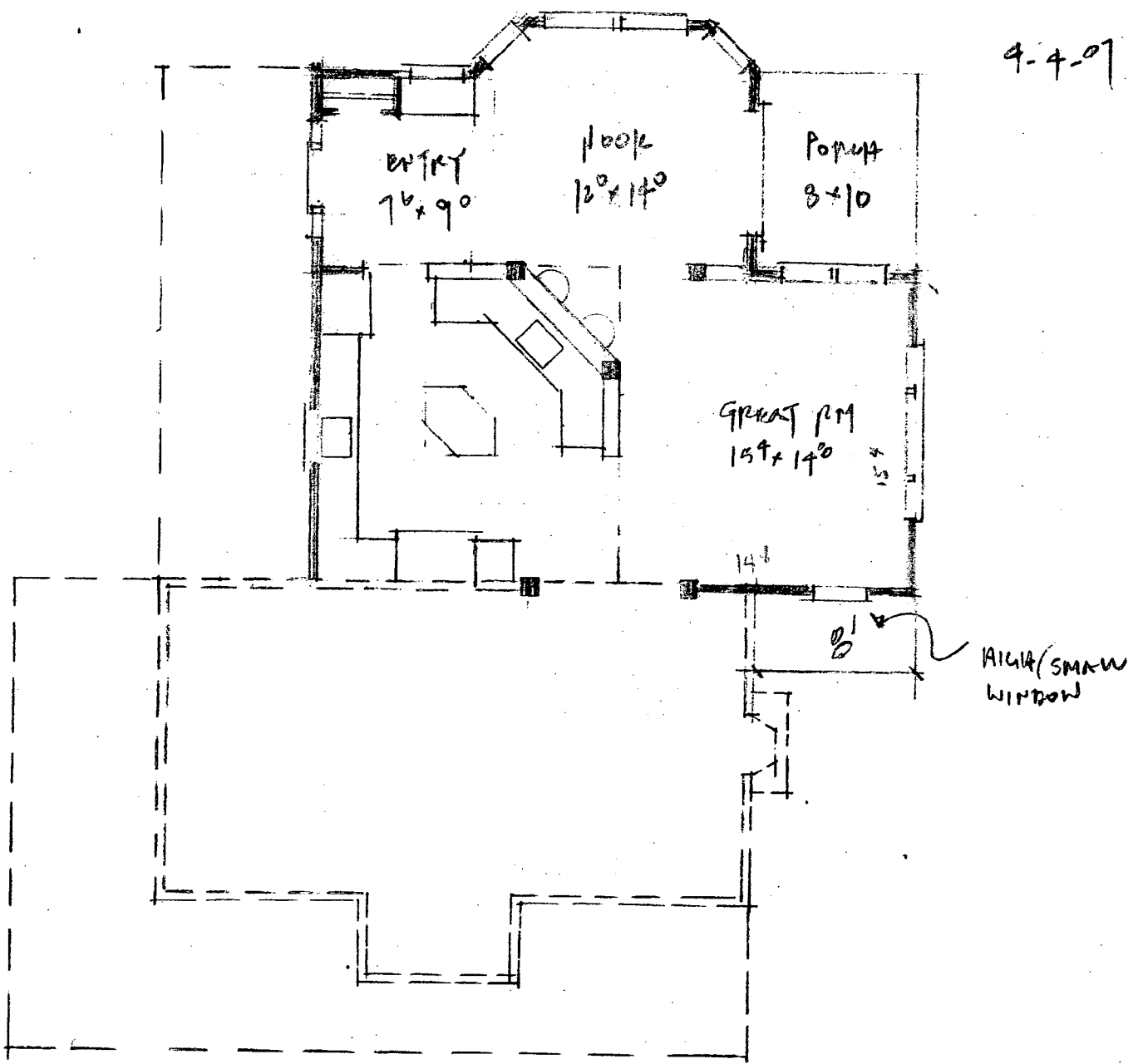
Front elevation  
of  
PROPPOSED  
EXTENSION  
BLEND







9-4-07



FRONT ELEVATION  
#15200 BARNESVILLE RD.

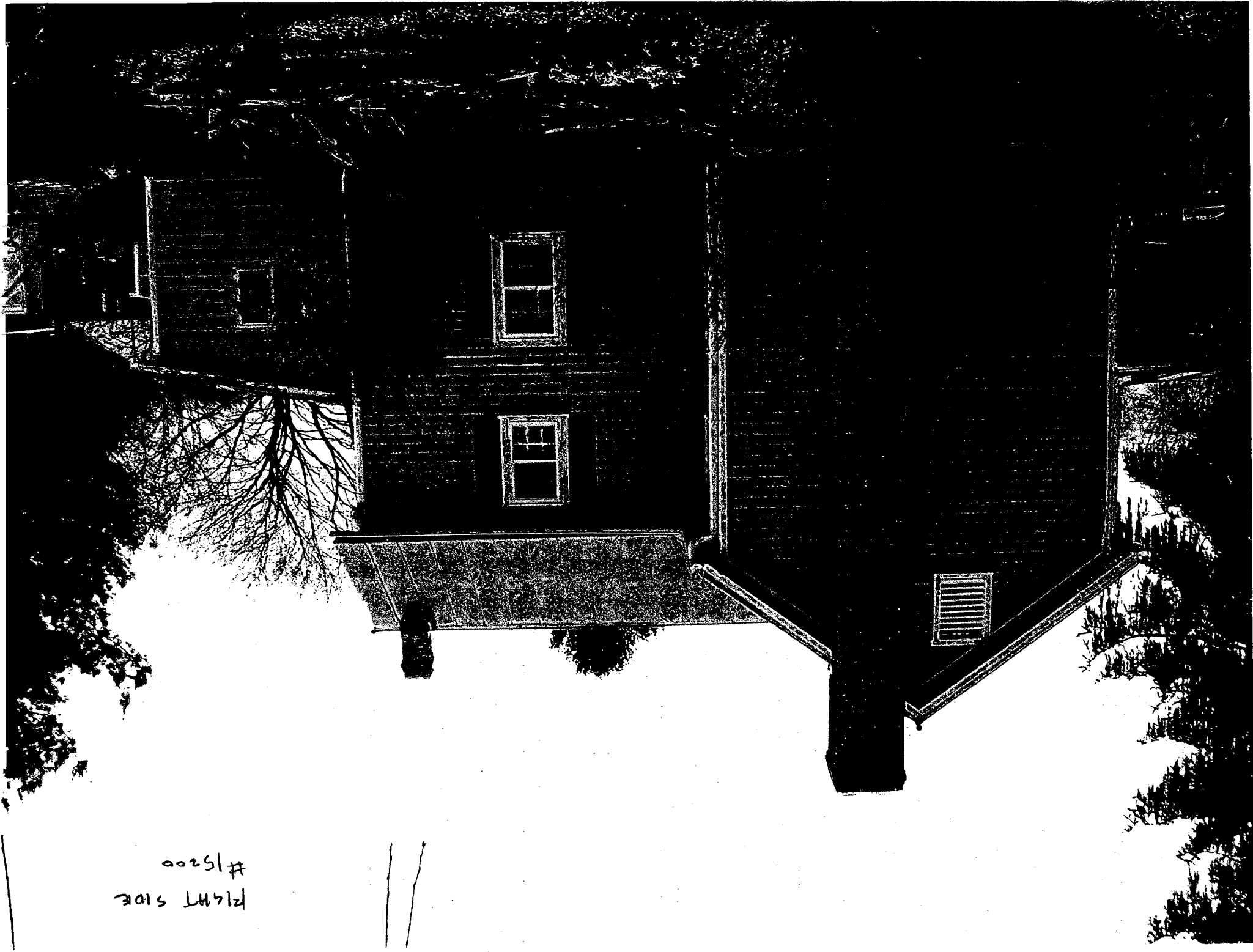




left side  
#15200



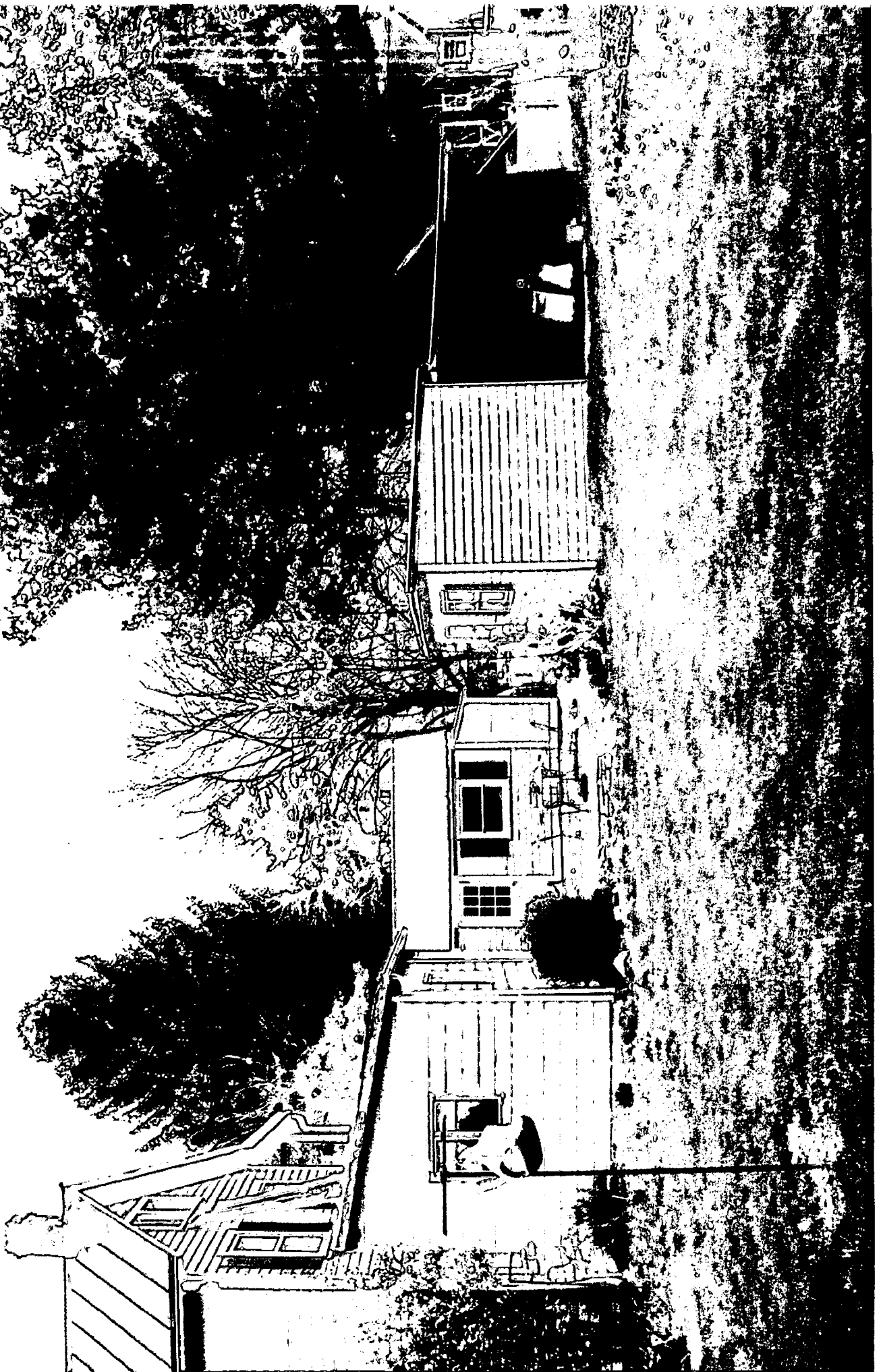
left side  
looking west from  
Barnesville road



RIGHT SIDE  
#15200



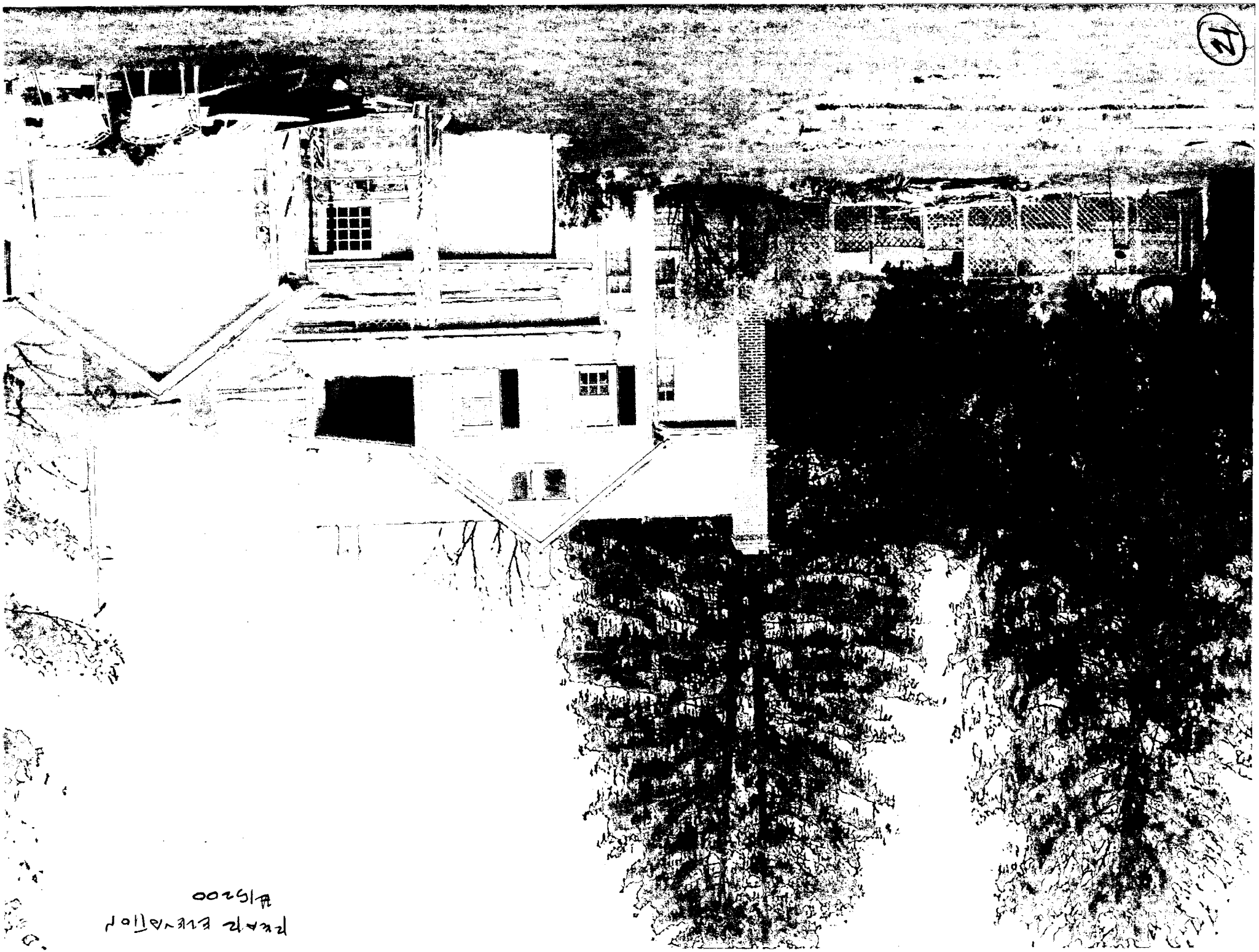
HICAT SIDE  
EXTENDED  
#15200





PLANT SITE FROM  
BARNESVILLE ROAD &  
POST OFFICE ENTRANCE

21



PREP ELEVATION  
#15200



040266  
Memorex

CD-R  
Compact Disc Recordable

Is it live or is it Memorex?  
Is it live or is it Memorex?



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: ROBERT LACH JR  
Daytime Phone No.: 240 333 2027

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: CHRIS & PATRICIA ABEL Daytime Phone No.: 301.365.2703  
Address: 8 MAGNOLIA PKWY, CHEVY CHASE MD 20815  
Street Number City State Zip Code  
Contractor: NOT SELECTED Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: ROBERT LACH JR Daytime Phone No.: 240.333.2027

**LOCATION OF BUILDING/PREMISE**

House Number: 14 Street: W. IRVING  
Town/City: CHEVY CHASE Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 500,000  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITDINS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed, and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]  
Signature of owner or authorized agent

April 2, 2007  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 449456 Date Filed: 4/4/07 Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

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2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

# Memo

**To:** Historic Preservation Commission  
**From:** Robert Lach Jr.  
**CC:** Chris & Patricia Abell, File  
**Date:** 4/4/2007  
**Re:** Application for Historic Area Work Permit

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## **Enclosed**

Application for Historic Area Work Permit

Written Description of Project

Copy of email from Montgomery County DPS showing acceptance of parking solution

Copy of HPC Staff Report cover page with preliminary consultation recommendation

Copy of comments from the Local Advisory Panel of Chevy Chase Village for previous HPC meeting

Copy of email from Shana Davis Cook to Michele Oaks regarding previously proposed project

Existing & Proposed Site Plan \*

Plans & Elevations \*

Material Specifications

Photographs \*

Tree Survey

Addresses of Adjacent & Confronting Property Owners

Powerpoint Presentation on Compact Disc

\* Included in attached Powerpoint Presentation

## Written Description of Project

(paraphrased from HPC Staff Report of 05/31/06)

The existing house is a non-contributing resource of the Modern style dated in the Post 1941 era. This existing house is a two story, gable end roof dwelling with a shed roof entry portico. Currently, the lot contains a gravel driveway stretching along the east property line. The subject house is the last, West Irving facing, house before you reach Magnolia Parkway on the south side of the street.

### Proposal:

Demolish the existing house and construct a new house on the subject lot. The new house's design is a modern interpretation of the Colonial Revival style. The house will be clad in "hardi" or wood shingle, roofed with asphalt shingles, and detailed with painted wood simulated divided light windows flanked with painted and operable wood shutters.

Provide the required off street parking requirements of Montgomery County DPS (2 off street parking spaces) by creating a second parking space adjacent to the existing driveway curb cut. To keep the current impression of a single car driveway intact, this second parking space would be paved with "grasscrete" or other similar porous paving system.

## Materials Specifications

Roofing:	Asphalt Roof Shingles, to be selected
Trim:	Painted Wood
Gutters & Downspouts:	White "Ogee" aluminum gutters w/ rectangular downspouts
Siding:	Stained Cedar or painted "Hardi" shingles, t.b.s. Natural or painted brick base.
Shutters:	Paneled wood painted shutters with operable hardware
Windows:	Weathershield ptd. wood windows with 7/8" simulated divided lights



## **Tree Survey**

The proposal has been developed in conjunction with the arborist for Chevy Chase Village. All of the large diameter trees on site will be protected and preserved. Protection and preservation measures include, but are not limited to:

The new house will not encroach any further into the root zones of the large trees to the rear of the property than the existing house.

The foundation for the new house will be held back from the eastern property line to respect the root of the tree located there.

Great care will be taken during the repair of the existing driveway curbcut and the installation of the new parking pad and grasscrete area to protect the existing tree at the NE corner of the property.

We will be working with the Chevy Chase Village arborist during the project to finalize our protection and preservation initiatives.

## George Myers

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**From:** Ferro, Robin [Robin.Ferro@montgomerycountymd.gov]  
**Sent:** Tuesday, July 25, 2006 8:21 AM  
**To:** George Myers  
**Subject:** RE:

We would accept option #1, the grass-crete parking space next to the existing paved space.

Robin Ferro  
Dept. of Permitting Services  
255 Rockville Pike, 2nd Floor  
Rockville, MD 20850  
240-777-6250  
240-777-6262FAX  
<http://permittingservices.montgomerycountymd.gov>

-----Original Message-----

**From:** George Myers [mailto:gmyers@GTMArchitects.com]  
**Sent:** Monday, July 24, 2006 4:44 PM  
**To:** Ferro, Robin  
**Subject:** FW:

Hi Robin-

I have client who is proposing to build a new house in Chevy Chase Village. The lot is small- 4650sf- and there is an existing house that will be demolished.

The proposed house has received conceptual approval from the HPRB, and in general the Village approves of the house design. However, the lot currently has a single car apron. We proposed to widen the apron to two cars wide, so we could park two cars on the lot (per the county's requirements), but the Village rejected the proposal. The village would prefer to see the single car apron preserved, and a single paved (or gravel) space for 1 car only, and the rest of the frontyard kept green. (HPRB is ok either way) The owner is ok w/this, as there is ample on-street parking. The problem is obviously the County requirement for two off-street spaces. The village has said they would support a variance, but we would like to try to avoid that. Here are two possible solutions/questions:

1. Would the county accept the existing single car apron w/one paved space and one adjacent space in grass-crete? I know technically it would be impractical to park there, but in reality the grasscrete space would never be used.

2. Could we propose a compact space at the side of the house on the side of the house behind the existing space- (i.e. 7.5' x19)? We could lose 6" off the width of the house. The surface would again have to be grasscrete (tree roots are nearby) Again, this space would be impractical, but in reality it will not be used.

Any other suggestions?

Thanks for your help.

George Myers

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	14 West Irving Street, Chevy Chase	<b>Meeting Date:</b>	06/07/06
<b>Resource:</b>	Non-Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	05/31/06
<b>Review:</b>	Preliminary Consultation	<b>Public Notice:</b>	05/24/06
<b>Applicant:</b>	Chris and Patricia Abel (Robert Lach, Jr., Architect)	<b>Tax Credit:</b>	None
		<b>Staff:</b>	Michele Oaks

**Proposal:** Demolition of Existing House and New House Construction

**Recommendation:** ~~Modify driveway design and proceed to HAWP~~

**PROJECT DESCRIPTION**

<b>SIGNIFICANCE:</b>	Non-Contributing Resource
<b>STYLE:</b>	Modern
<b>PERIOD OF SIGNIFICANCE:</b>	Post 1941

The existing house is a two story, two-bay, gable-end roof dwelling with a shed roof entry portico. Currently, the lot contains a gravel driveway stretching along the east property line. The subject house is the last, West Irving facing, house before you reach Magnolia Parkway on the south side of the street (a map illustrating the neighborhood and the level of designation of the houses can be seen on circle 6 ).

**PROPOSAL:**

The applicants propose to:

1. Demolish the existing house and construct a new house on the subject lot. The new house's design is a modern interpretation of the Colonial Revival style. The house will be clad in synthetic stucco, sheathed in asphalt shingles, and detailed with painted, wood windows with simulated, divided-lights flanked with painted, wood shutters.
2. Abandon the existing driveway and curb cut along the eastern side of the house and construct a new curb cut and two-car parking pad in front of the new house, measuring approx. 75' long x 75' wide.

Cases II E, C, I, K, III A

**Comments by the Chevy Chase Village Local Advisory Panel  
For HPC Hearing 6/7/06:**

There are seven members of the Local Advisory Panel. Of this group one has been dealing with bereavement and has been unavailable.

**51 W Lenox**

Hartman Residence

Non-contributing Resource

Major additions

Much like the community we represent, the LAP was not able to reach a consensus on 51 West Lenox therefore as Chairman I will report the positions and their comments:

**Request for continuance:**

Of 5 members who were available to discuss the Continuance request, 4 members do not support request for Continuance. One felt that given the amount of time thus far a short continuance was justifiable so that our seventh member could be heard.

**Staff Recommendation**

(especially regarding the second floor, NE corner:

**Of our 6 members, 4 members support the Staff Recommendation:**

One stated: "It is very unfortunate that the applicants have not made any substantive changes to the footprint or massing of the project since their HPC 2005 hearing -where the Commission did raise several concerns regarding the scale and massing of the project. While I believe that the Guidelines are focused on the streetscape of Chevy Chase and this project will have minimal impact on that, there are references to "open park-like setting" etc which I believe do give HPC the ability to look at these issues. I believe that the staff struck a reasonable compromise in requiring reduction in the most controversial area: The staff report, Recommendation No. 1 to delineate the second floor shed-roof addition on the NE corner (over the bath) and later in more detail on page 4, states that "The only proposed construction to be located on the eastern side of the house is the proposed second story, frame addition. Therefore, if the Commission concurs with this staff recommendation, the added benefit of the elimination of this shed addition is that there will be no construction proposed on the northeastern corner of the subject house and it provides more visibility for the adjacent neighbor." I would support that recommendation.

In supporting Staff Recommendation, one member stated: "From the street view there is little that I can see to complain about and that is the legal standard for the decision. The Staff strongly recommends dropping a rear extension (the Master Bathroom). If that is done, that should eliminate one serious problem for the neighbors."

A member who supports generally reducing the scale of the project stated: "I support the staff's recommendation to disapprove the proposed second story addition on the east side, since I think that this addition's close proximity to 49 West Lenox would cause

Third, the main exception to full HAWP approval suggested in the HPC staff report -- i.e., requiring preservation of the rear chimney and eliminating the bathroom addition -- is not justified by any other objective criterion. The chimney is barely visible from the street, the subject residence is a non-contributing resource and rear additions to such homes should be subject to the most lenient scrutiny.

Consequently, I believe that there is no public interest served in preventing construction of that part of the addition and that the proposed construction should be approved without exceptions other than the recommended tree-protection plan."

**Comments on other projects before the HPC:**

**14 W Irving St**

Abel Residence

Non-contributing resource

Preliminary Consultation

**The LAP unanimously concurred with the staff recommendation to demolish the existing house and construct a new one.**

There were however some concerns raised regarding the parking pad and the scale of the proposed new construction. Staff comments appear to be moving in the correct direction. The 75' x 75' parking pad would appear to be typographical error. Some members were concerned about the width of the house and the two-car parking pad. One member noted: "According to the staff report, the proposed new house will be 42 feet wider than the old house. If that is correct (and I have a hard time believing that it is), the potential damage to our open, park-like character seems clear to me. I would support a substantial reduction in the width of the proposed new house, which would also enable the use of a side parking arrangement rather than a frontal one"

**12 E Lenox St**

Bausch residence

Contributing Resource

Landscape alterations and patio installation

Concur with staff recommendation for approval with standard conditions

**15 W Lenox St**

Jundanian Residence

Contributing Resource

Rear pergola, front lampposts, alter existing rear terrace, infill foundation-level windows  
LAP concurred with staff recommendation to approve with standard conditions with the exception of one member who noted: "It appears to me that the pergola will be visible from the public right of way. As you know, my opinion of this project is that it was already far too big for the district, so I can't support any further alteration that might make it appear even larger. As you may recall, they replaced an open porch with an enclosed side addition on the theory that the two were roughly equivalent in their effect on the appearance of the house from the public right of way. That same logic requires the conclusion that the insertion of a pergola will give the affected space a more enclosed appearance. I have no objection to the other elements (lamp posts etc.)."

**4 Primrose St**

PRELIMINARY

Oaks, Michele

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From: Davis-Cook, Shana [Shana.Davis-Cook@montgomerycountymd.gov]  
Sent: Friday, June 02, 2006 2:47 PM  
To: Oaks, Michele  
Subject: 14 West Irving Street, Abel Residence

Michele,

Regarding the application for the above-referenced property:

1. The proposed driveway exceeds the maximum width allowed by the Village's Building Code. Our Code allows for a maximum driveway width of 15-feet on private property, 10-feet where the driveway crosses the public right-of-way, and 20-feet for the apron entrance at the curbside. The applicants' must, therefore, request a special permit from our Board of Managers for the width of the proposed driveway. Additionally, our arborist confirmed that the existing driveway is entirely too close to an American Elm tree in the public right-of-way in front of the property. The existing driveway is apparently in a declining state and would need to be replaced if it were to remain in its current location. The current state of the existing driveway coupled with the close proximity of the American Elm tree require the driveway to be relocated elsewhere on the property.

2. Demolition of the main residence also requires a special permit from our Board of Managers. In order to request the special permit, the applicants must submit a demolition plan addressing how the house will be demolished and how pests and rodents, asbestos, lead paint, etc. will be controlled.

3. The new house, shed, and patio are in full compliance with the Village's Building Code.

The applicant will work with the Village arborist to protect the trees on the property.

Please let me know if you need any additional information from our office.

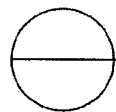
Sincerely,

Shana D-C  
CCV

Shana R. Davis-Cook  
Manager of Administration  
Chevy Chase Village

# Abell Residence

14 West Irving Street  
Chevy Chase, Maryland



## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

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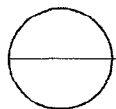
GTM

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

May 3, 2006





## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

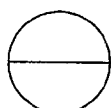
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SUITE 700  
BETHESDA, MD 20814  
(240)333-2200  
(240)333-2001 FAX

May 3, 2006



## Site Photo

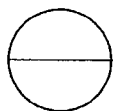
Able Residence 4 West Irving Street, Chevy Chase Village

04-0236

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BETHESDA, MD 20814  
(240) 333-2000  
(240) 333-2001 FAX

May 3, 2006



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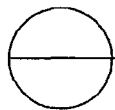
Able Residence 14 West Irving Street, Chevy Chase Village

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(240)333-2000  
(240)333-2001 FAX

May 3, 2006



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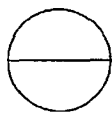
Able Residence 14 West Irving Street, Chevy Chase Village

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7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2200  
(240)333-2001 FAX

May 9, 2006



## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

04-07256



G.T.M.  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

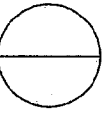
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(301) 333-2000  
(410) 333-2001 FAX  
May 3, 2006



Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village



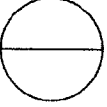
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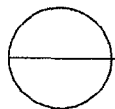
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SUITE 200  
BETHESDA, MD 20814  
(301) 333-2000 FAX  
(301) 333-2000 FAX

04-0256

Able Residence 14 West Irving Street, Chevy Chase Village

Site Photo





## Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

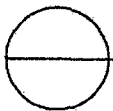
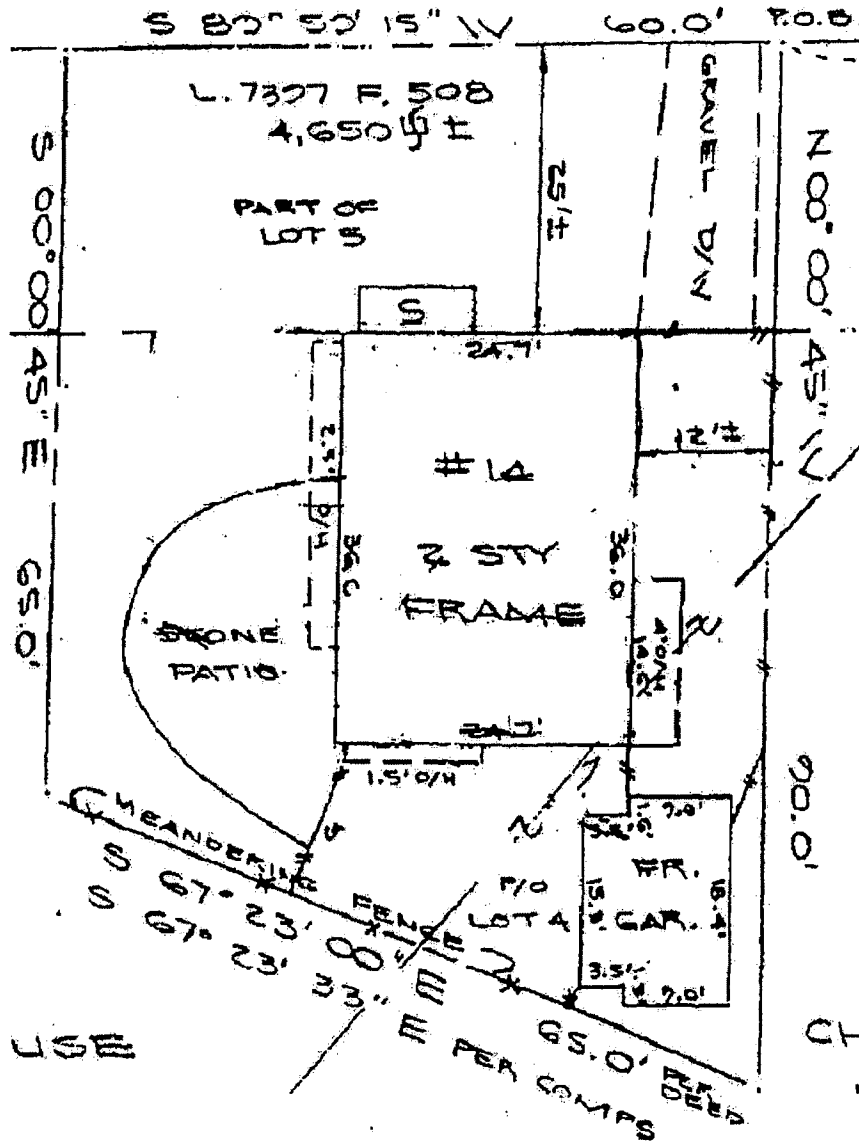
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7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

May 3, 2006





# Existing Site Plan

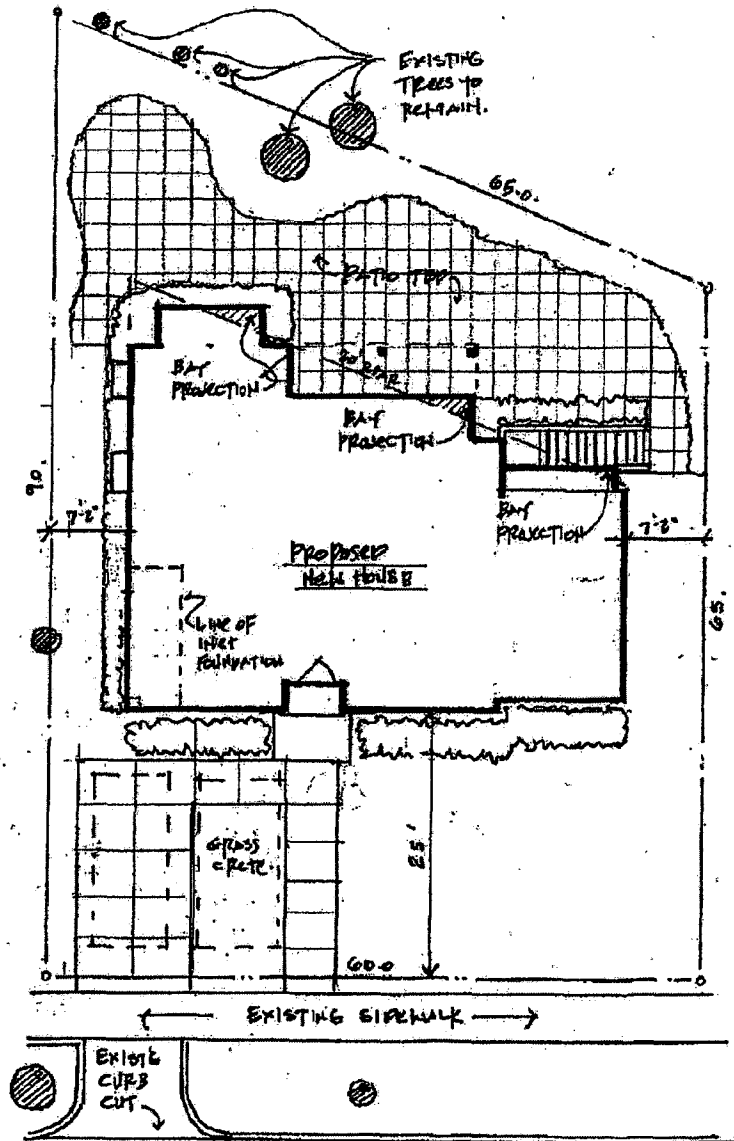
Able Residence 14 West Irving Street, Chevy Chase Village

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**GTM**

**G.T.M. ARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (246) 333-2000  
 (246) 333-2001 FAX

April 4, 2007



Proposed Site Plan  
 Able Residence 14 West Irving Street, Chevy Chase Village

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**GTM**  
 G-T M & C ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240) 333-2000  
 (240) 333-2001 FAX

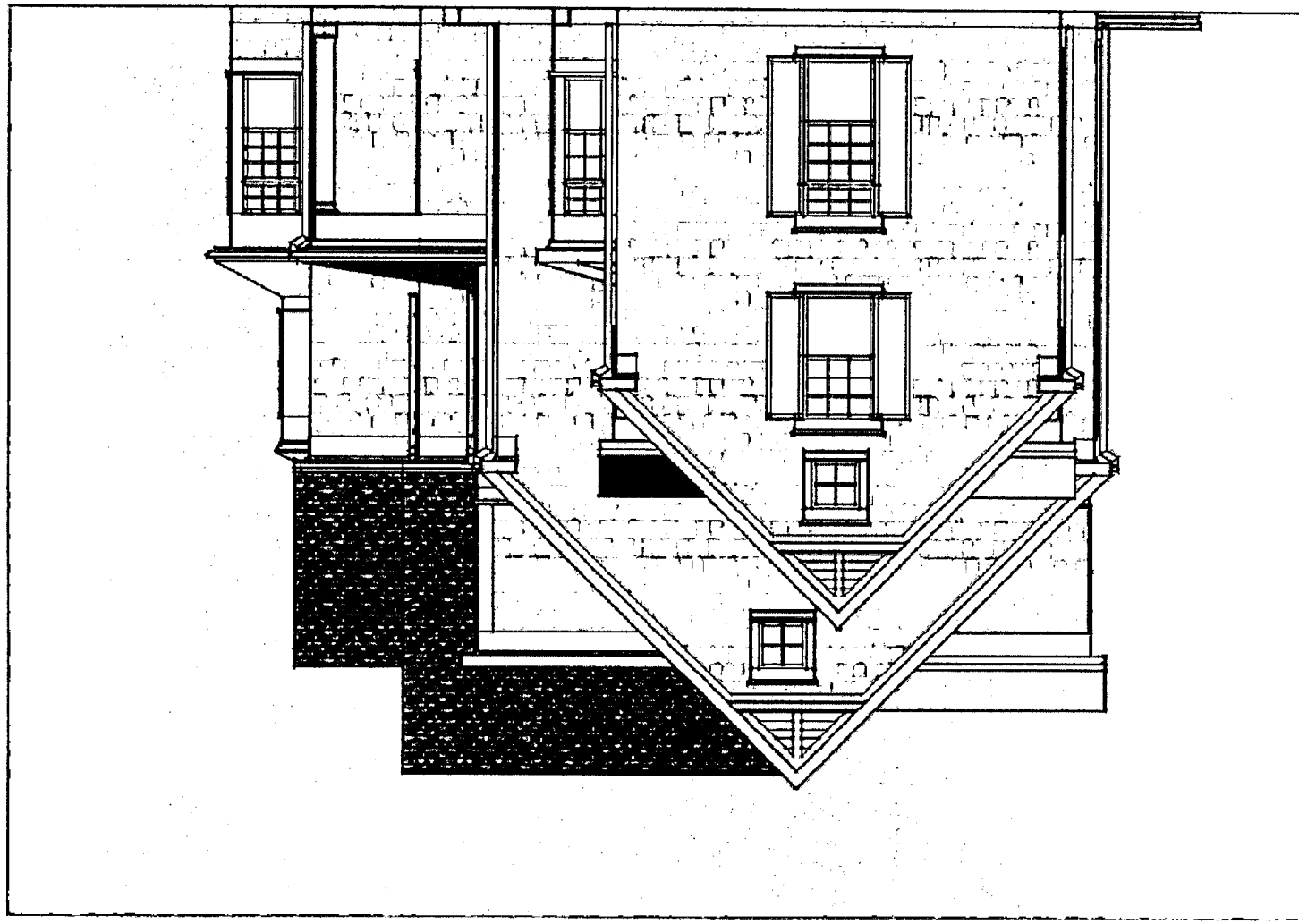
April 4, 2007



○ Proposed Front Elevation  
Able Residence 14 West Irving Street, Chevy Chase Village

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G.T.M. ARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240) 333-2000  
(240) 333-2001 FAX  
April 4, 2007

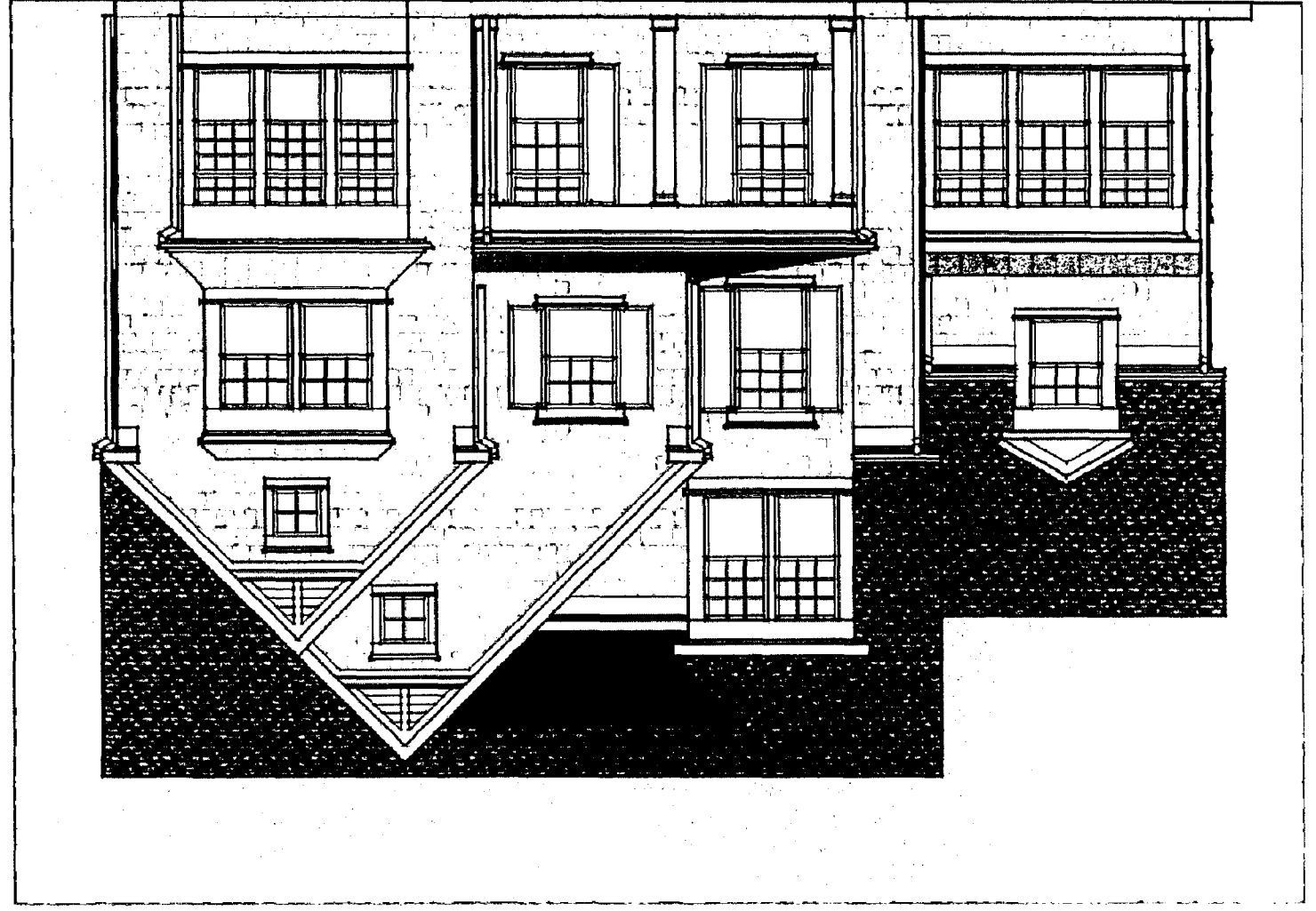
Proposed Right Elevation  
Able Residence 14 West Irving Street, Chevy Chase Village



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7355 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(301) 253-2000  
(301) 253-2001 FAX  
April 4, 2007

Able Residence 14 West Irving Street, Chevy Chase Village

# Proposed Right Elevation

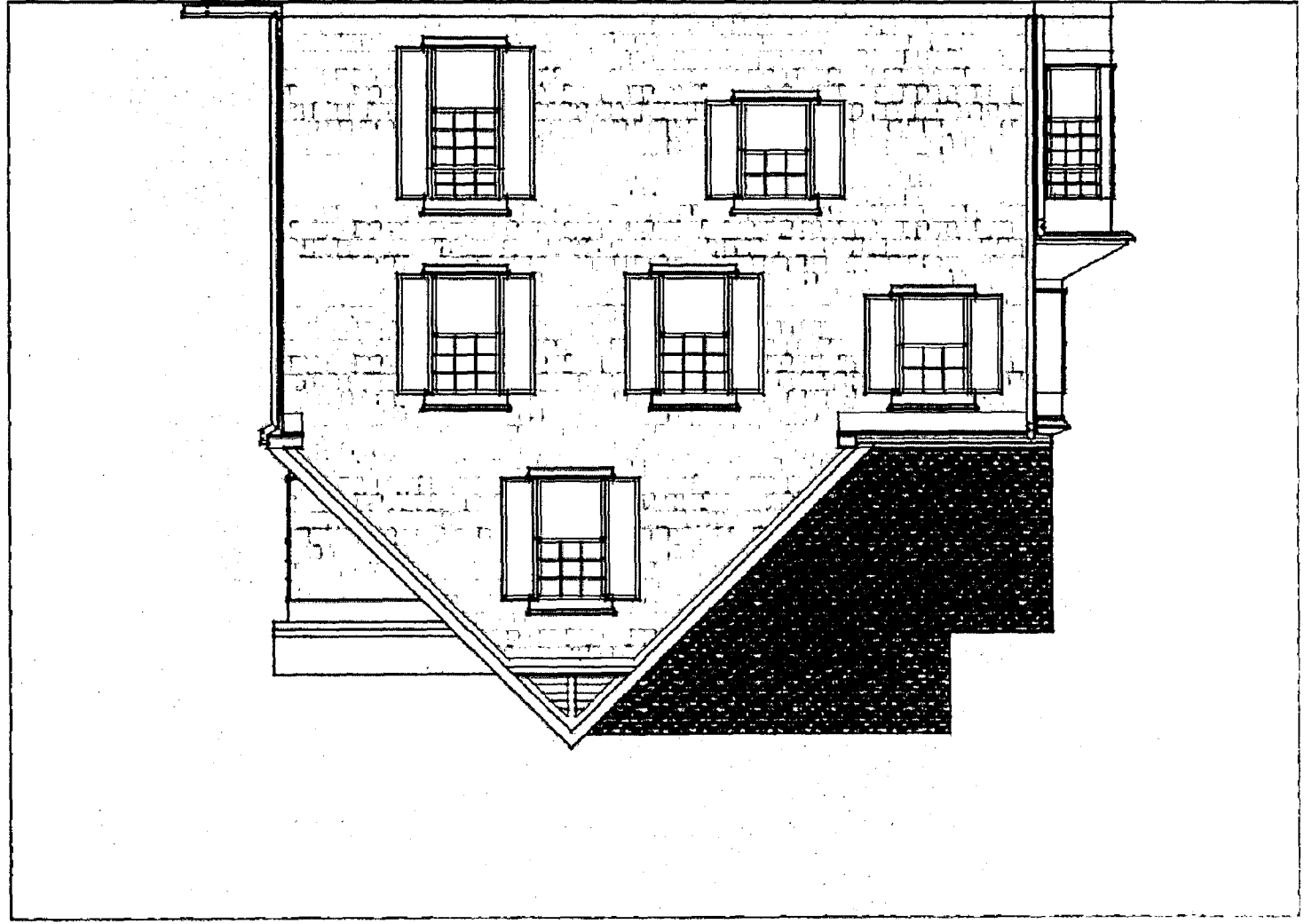
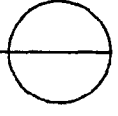


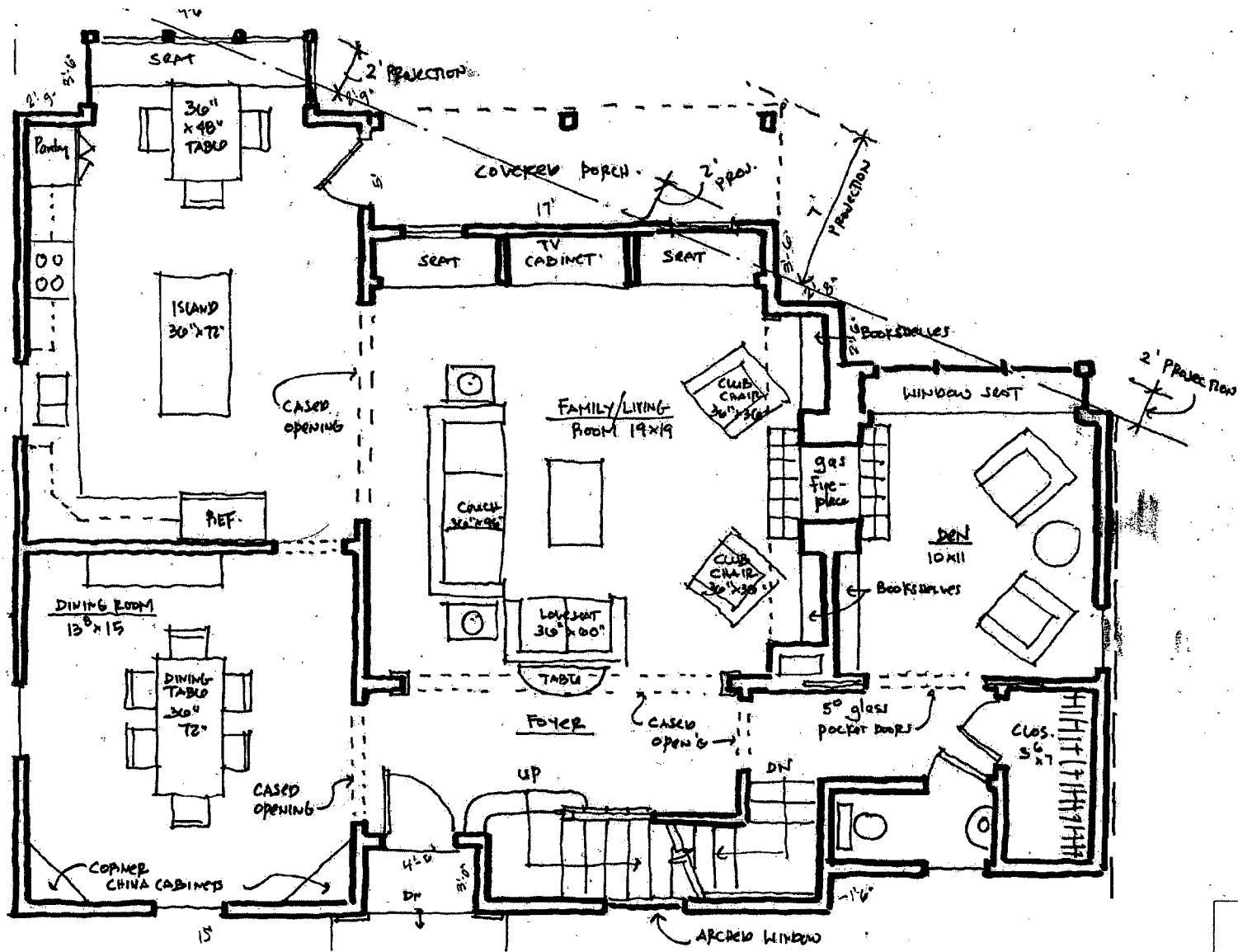
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G T M A  
7755 OLD GEORGETOWN ROAD  
SILVER SPRING, MD 20914  
(301) 333-2000  
(301) 333-2001 FAX  
April 4, 2007

04/23/06  
G.T.M.  
2725 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240) 333-2000  
(240) 333-2001 FAX



Proposed Left Elevation  
Able Residence 14 West Irving Street, Chevy Chase Village





**Proposed First Floor Plan**  
 Able Residence 14 West Irving Street, Chevy Chase Village

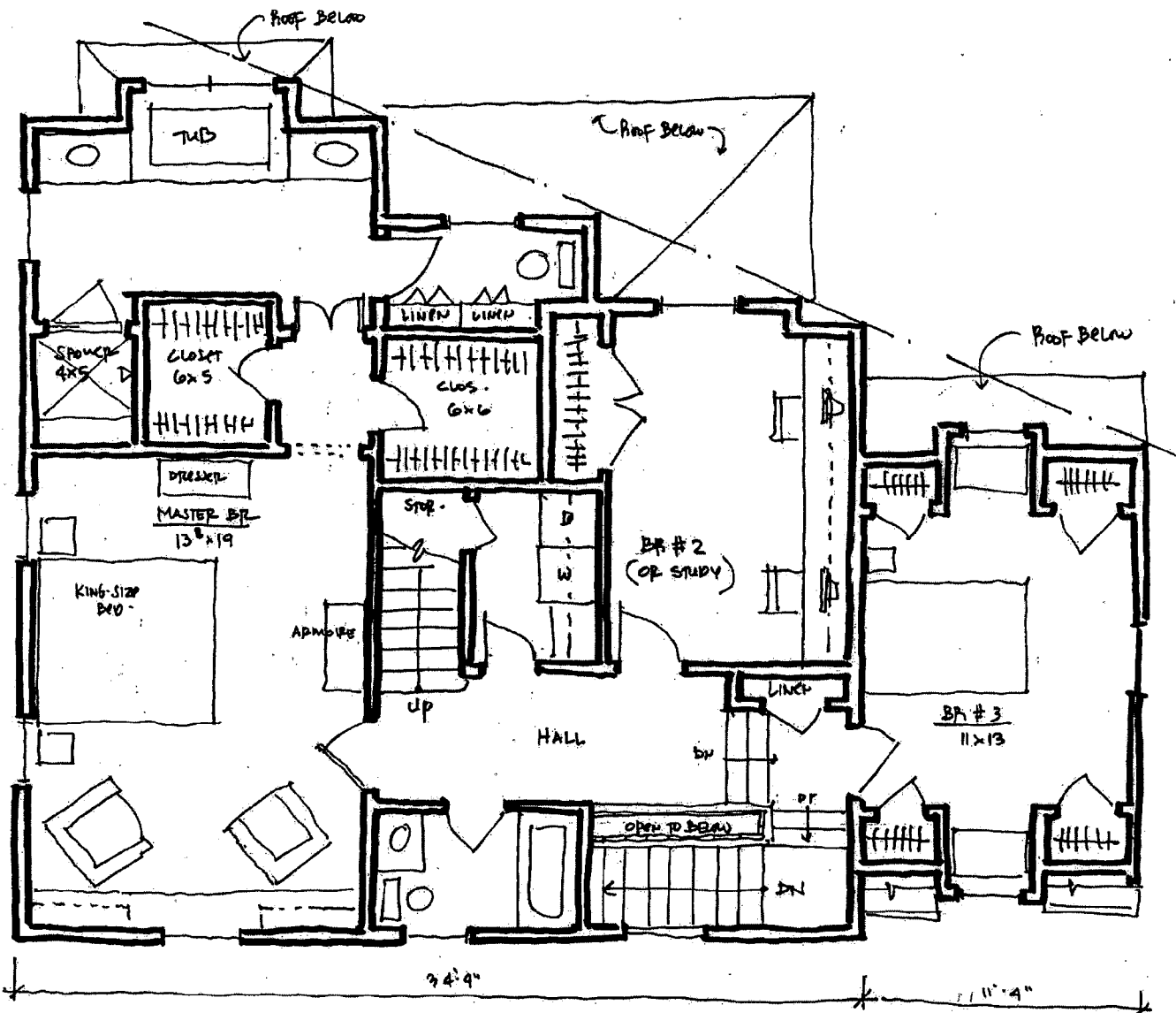
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**GTM**

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

April 4, 2007



**Proposed Second Floor Plan**  
 Able Residence 14 West Irving Street, Chevy Chase Village

04/0256

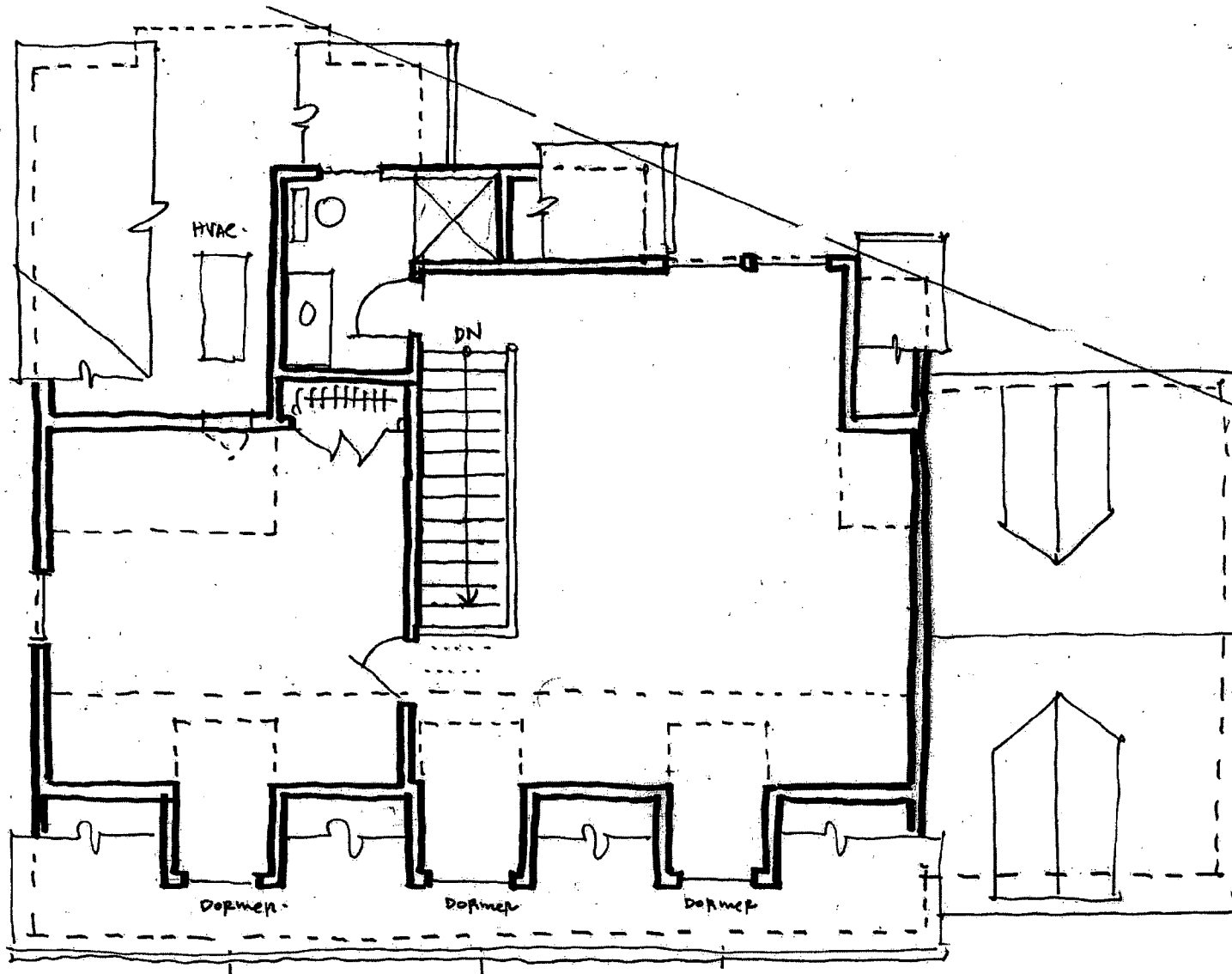
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**G/T MARCHI ARCHITECTS**

7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX


April 4, 2007



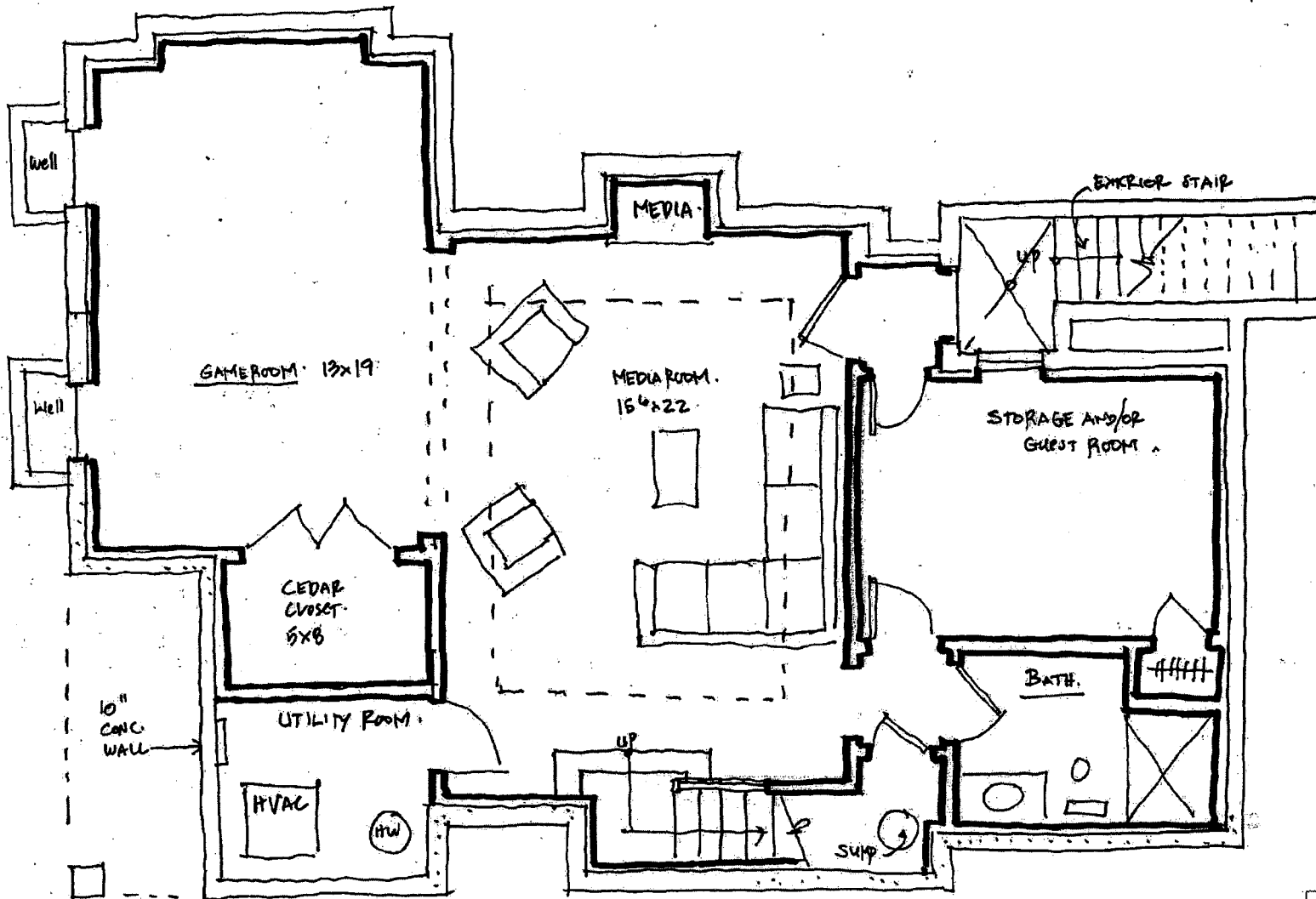


**Proposed Attic Plan**  
 Able Residence 14 West Irving Street, Chevy Chase Village


040256

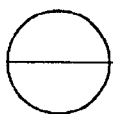
  
**GTM ARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

April 4, 2007




**Proposed Basement Plan**  
 Able Residence 14 West Irving Street, Chevy Chase Village

04.0250  
  
**G.T. MARCHITELLI**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (703)333-2000  
 (240)333-2001 FAX  
 April 4, 2007



## Exterior View

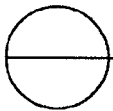
Able Residence 14 West Irving Street, Chevy Chase Village

04.0256



G.T.M.  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

April 4, 2001



# Exterior View

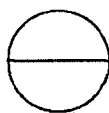
Able Residence 14 West Irving Street, Chevy Chase Village

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GTM

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## Exterior View

Able Residence 14 West Irving Street, Chevy Chase Village

04.0256



GJM  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(740)333-7000  
(740)333-7001 FAX

April 4, 2007

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**Adjoining and confronting property owners**

Mr. and Mrs. Frederick L. Bissinger Or Current Resident 9 West Irving Street Chevy Chase, MD 20815	Mr. and Mrs. David H. Bralove Or Current Resident 11 West Irving Street Chevy Chase, MD 20815
Mr. Michael S. Fistere Ms. Nancy J. Orvis Or Current Resident 12 West Irving Street Chevy Chase, MD 20815	Mr. and Mrs. Henry A. Dudley, Jr. Or Current Resident 13 West Irving Street Chevy Chase, MD 20815
Mr. Tom Buckwalter Ms. Sue Utterback Or Current Resident 15 West Irving Street Chevy Chase, MD 20815	Dr. and Mrs. Joel Rosenberg Or Current Resident 9 Magnolia Parkway Chevy Chase, MD 20815
Mr. and Mrs. Ralph C. Stephens Or Current Resident 11 Magnolia Parkway Chevy Chase, MD 20815	Mr. and Mrs. Richard D. Gluck Or Current Resident 13 Magnolia Parkway Chevy Chase, MD 20815
Mr. and Mrs. William A. Rivers Or Current Resident 15 Magnolia Parkway Chevy Chase, MD 20815	